



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late William "Red" Leonard

Department: Council

Current Date: August 22, 2006

Contact 1: Councilmember Gatten

Public Hearing:

Phone:

Advertising Date:

Contact 2:

Advertised By:

Phone:

Authorized Signature: *Juanita F. Cooper*

Attachments:

Resolution honoring the memory of the late William "Red" Leonard

PURPOSE Councilmember Gatten has requested that a resolution be prepared honoring the memory of the late William "Red" Leonard.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late William "Red" Leonard.

RESOLUTION HONORING THE MEMORY OF THE LATE WILLIAM O. "RED"
LEONARD

WHEREAS, on August 10, 2006, this community lost one of its outstanding community leaders with the death of the late William O. "Red" Leonard at the age of 80;

WHEREAS, Red, a native of Greensboro was a graduate of Rankin High School and Guilford College with a degree in economics;

WHEREAS, a veteran of World War II, he served in the U.S. Army in the Western Pacific theater of operations;

WHEREAS, he spent most of his working career at Cone Mills and while employed there, attended the Executive Programs of the University of Chicago and the University of Virginia before retiring in 1988;

WHEREAS, Red was also a partner in the management consulting firm of Toole, Leonard and Associates;

WHEREAS, as a business leader he served in many capacities throughout the community including, director and past chairman of the Blue Ridge Conference on Leadership, chairman of the Safety and Health Committee of the American Textile Manufacturers Institute and the N.C. Commissioner of Labor's Advisory Committee on Safety and Health, past President of the Personnel Association of the Greensboro Area and served on the Board of Visitors of the center for Creative Leadership;

WHEREAS, his community activities include serving on the Board of Directors of the Greensboro Historical Museum, the Greensboro YMCA, the Greensboro Chapter of the American Red Cross, the Guilford Technical Community College Foundation, the United Arts Council, and the Board of Visitors of Guilford College;

WHEREAS, Red was an avid golfer and past president of the Starmount Forest Country Club and also enjoyed traveling, reading, and had a special interest in the Civil War and the American Revolutionary War;

WHEREAS, he was a member of First Presbyterian Church and the Gate City Kiwanis Club;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by William O. "Red" Leonard, the outstanding contributions he has made to the community, and the legacy he leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of William O. "Red" Leonard.
2. That a copy of this resolution shall be delivered to the family of the late William O. "Red" Leonard as a symbol of the gratitude of the people of Greensboro for his many contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Margaret "Maggie" Keesee-Forrester

Department: Council

Current Date: August 22, 2006

Contact 1: Councilmember Gatten

Public Hearing:

Phone:

Advertising Date:

Contact 2:

Advertised By:

Phone:

Authorized Signature:

Janita F. Cooper

Attachments:

Resolution honoring the memory of the late Margaret "Maggie" Keesee-Forrester

PURPOSE Councilmember Gatten has requested that a resolution be prepared honoring the memory of the late Margaret "Maggie" Keesee-Forrester.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Margaret "Maggie" Keesee-Forrester.

Item Number

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RESOLUTION HONORING THE MEMORY OF THE LATE MARGARET
"MAGGIE" KEESEE-FORRESTER

WHEREAS, on August 13, 2006, this community lost one of its outstanding community leaders with the death of the late Margaret "Maggie" Keesee-Forrester at the age of 61;

WHEREAS, Maggie, a native of Greensboro, graduated from Guilford College with a degree in elementary education and taught kindergarten and first grade for twelve years in the Greensboro City School system;

WHEREAS, in 1972, at the age of 27, Maggie was elected the first woman to the North Carolina House of Representatives from Guilford County and served six terms;

WHEREAS, during those six terms she was chair of the ten member Guilford County delegation, 1985 Legislative Session and vice chair of both her Election Laws and Children and Youth legislative assignments;

WHEREAS, Maggie served additional legislative assignments in Constitutional Amendments, Education, Governmental Ethics, Highway Safety, Human Resources, Local Government II, Mental Health, Natural and Economic Resources and water and air resources and, from 1982 to 1988, she served on the Joint House and Senate Ethics Committee;

WHEREAS, in addition to her elected office, Maggie served as board director in numerous local and statewide organizations including Summit House, N.C. Equity, North Carolina Child Advocacy, North Carolina Institute of Political Leadership, Family and Children's Services of Greensboro, Greensboro Mental Health Association, Sue Lynn Residential Services, Inc. and the United Arts Council of Greensboro;

WHEREAS, her services to the community were recognized with a number of honors, including state president of North Carolina's Women's Political Caucus, James T. Isler Friend of Family & Children's Services award and Greensboro College Distinguished Political Science Lecturer;

WHEREAS, Maggie enjoyed travels which took her over four continents, wildlife rescue, the arts, gardening and reading;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by Margaret "Maggie" Keesee-Forrester, the outstanding contributions she has made to the community, and the legacy she leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Margaret "Maggie" Keesee-Forrester.
2. That a copy of this resolution shall be delivered to the family of the late Margaret "Maggie" Keesee-Forrester as a symbol of the gratitude of the people of Greensboro for her many contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits –1.01 acres at 4901 Lake Jeanette Road

Department: Planning	Current Date: 8/16/06
Contact 1: Alec MacIntosh	Public Hearing: Yes, at 9/5/06 City Council
Phone: 373-2747	Advertising Date:
Contact 2: Dick Hails	Advertised By:
Phone: 373-2922	Authorized Signature: <i>Alec MacIntosh</i>
Attachments: Attachment A: "PL(P)06-19" map	

PURPOSE:

The executrix of the estate of Gerald L. Owen has petitioned the City for annexation of its property located at 4901 Lake Jeanette Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property is surrounded by the primary city limits.

It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

This lot now holds a single family house but is proposed to be zoned for 7-8 condos or townhouses.

There is a 24-inch water line in the street, and an 8-inch sewer line is to be extended to the property in conjunction with Lake Jeanette Road improvements.

Fire service can be provided with low difficulty. The Police Department estimates very minor impact. Other City services can be provided in a manner similar to their provision to the previously-annexed houses nearby.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

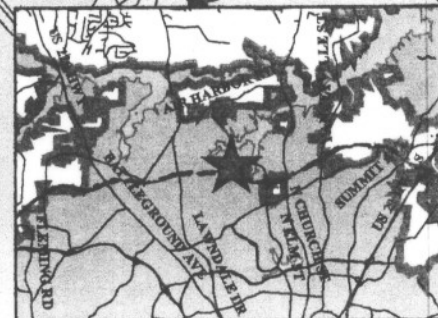
The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

The Planning Board recommended this annexation at its April meeting on a vote of 6-0 (Bryson, Hall, Marks, McIntyre, Landau, and Rhodes).

CITY COUNCIL
September 5, 2006

WARM SPRING ST

ATTACHMENT A



PL(P)06-19

PROPOSED ANNEXATION
4901 Lake Jeanette Rd
Tax Map: ACL 6-352-703-08
1.01 Acres

TOWNE RIDGE CT

N ELM ST

PRESTBURY DR

ROBERSON COMER RD

N
1"=300'
SHEET
232



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the Northwest Side of Lake Jeanette Road Between Roberson Comer Road and Bass Chapel Road

Department: Planning Department

Current Date: August 23, 2006

Contact 1: Richard Hails

Public Hearing: September 5, 2006

Phone: 373-2922

Advertising Date: August 24 and 31, 2006

Contact 2: Bill Ruska

Advertised By: City Clerk

Phone: 373-2748

Authorized Signature: *RWHails*

Attachment A: Vicinity Map (PL(Z) 06-48)

Attachments: Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting

Attachment C: Zoning Staff Report

PURPOSE:

Roger D. Byrd applied for the establishment of original zoning from County Zoning Agricultural to City Zoning Conditional District – RM-12 Residential Multifamily for property located on the northwest side of Lake Jeanette Road between Roberson Comer Road and Bass Chapel Road. The Zoning Commission considered this application on August 14, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of this request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting).

This Conditional District – RM-12 original zoning application contains the following conditions:

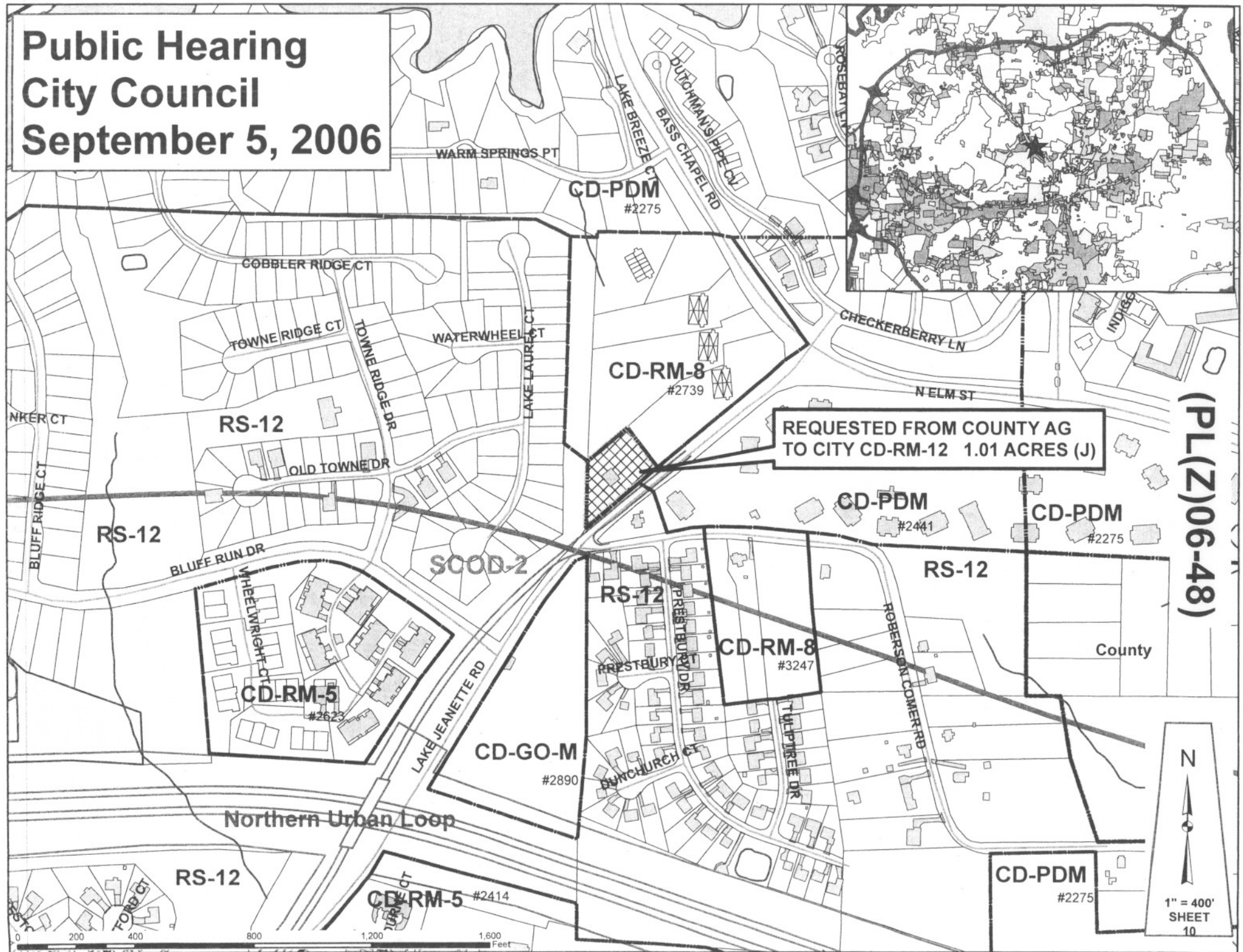
- 1) Uses limited to townhomes or condominiums for sale.
- 2) No structure shall exceed 3 above ground stories in height.
- 3) Maximum of 8 units.

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Public Hearing City Council September 5, 2006



Attachment B

Minutes of August 14, 2006 Zoning Commission Meeting (PL(Z) 06-48)

Mr. Woody presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Robert Byrd, 5811 Fleming Terrace Road, said they did bring the subject property in for an RM-8 and it was approved. They were not really aware at the time that the City was going to put a sidewalk out front and it created an encroachment problem with their final unit. They figured it would work better if they just capped it off at 8 and rezoned to CD-RM-12.

There was no one present to speak in opposition to this request. Chair Wolf closed the public hearing.

Mr. Ruska said staff recommended in favor of the previous request, which was for eight units, and nothing has changed. This is conditioned to eight units. It is compatible with the moderate residential land use classification on the GFLUM. It is located in Tier 1 of the Growth Strategy Map and it meets a number of housing and neighborhood type of goals and policies in the Comp Plan. Staff does recommend in favor of it.

Mr. Schneider said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on Lake Jeanette Road from County AG to City CD-RM-12, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Moderate Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it promotes compact development; and promotes mixed-income neighborhoods. Mr. Gilmer seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-48)**

**City of Greensboro Planning Department
Zoning Staff Report
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: 4901 Lake Jeanette Road (Northwest side of Lake Jeanette Road between Roberson Comer Road and Bass Chapel Road)

Applicant: Roger D. Byrd
Owner: Roger D. Byrd

From: County AG
To: City CD-RM-12

Conditions: 1) Uses limited to townhomes or condominiums for sale.
2) No structure shall exceed 3 above ground stories in height.
3) Maximum of 8 units.

SITE INFORMATION	
Maximum Developable Units	8
Net Density	7.9 dwelling units per acre
Existing Land Use	Single Family Residential
Acreage	1.01
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Some mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	The Gables at the Grande	CD-RM-8
South	Single Family Residential	RS-12
East	Waterford Apartments	CD-PDM
West	Single Family Residential	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
W186	2006	Request for CD-RM-8 original zoning withdrawn by City Council on July 18, 2006.

DIFFERENCES BETWEEN AG (EXISTING) AND CD-RM12 (PROPOSED) ZONING DISTRICTS
AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.
CD-RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Lake Jeanette Road – Minor Thoroughfare
Site Access	A maximum of one access point will be approved and must meet the City of Greensboro Driveway Standards per Ordinance.
Traffic Counts	Lake Jeanette Road ADT = 7,000
Trip Generation	N/A
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets
Transit	No
Traffic Impact Study	Not required per TIS Ordinance
Street Connectivity	N/A
Other	N/A

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro watershed WS III
Floodplains	N/A
Streams	N/A
Other	Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved BMP (pond or similar).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	15% of the total site for lots less than 55,000 square feet
South	
East	
West	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This lot became an island of County property when surrounding tracts for the Lake Jeanette planned unit development and The Gables at the Grande were requested for annexation by the respective property owners. It has retained its County zoning designation of Agricultural to this day.

This property is within the Tier One (Current Growth Area) as shown on the Growth Strategy Map of Connections 2025.

There is a 24-inch water line in the street along the property frontage. There is no sewer line alongside this property at present. However, a sewer line to it has been authorized to be extended by the City in conjunction with Lake Jeanette Road widening.

This property is less than a quarter mile from a fire station and the Police Department estimates very minor impact on its service provision. Other City services can be provided in a manner similar to their provision to the previously-annexed properties nearby.

CD-RM-12 zoning with a limitation of 8 residential units is compatible with the zoning pattern to the north and east of this lot. Multifamily development is consistent with the Waterford Place apartments to the south and east, as well.

This request is consistent with the Moderate Residential land use classification on the Generalized Future Land Use Map.

This request is also consistent with the Housing and Neighborhoods Goal of Connection 2025 and it addresses comprehensive plan policies of promoting compact development, promoting diversification of new housing stock, and promoting mixed-income neighborhoods.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits — 5.80 acres at 601 and 605 Kallamdale Road.

Department:	Planning	Current Date:	7/28/06
Contact 1:	Steve Galanti	Public Hearing:	Yes, at the 9-5-06 Council Meeting
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>Alexander G. MacIntosh</i>
Attachments:	Attachment A: "PL(P)06-30" map		

PURPOSE:

Willard Tucker and Barry Siegal have petitioned the City for annexation of the property located at 601 and 605 Kallamdale Road. The area to be annexed also includes the right-of-way for Old Randleman Road and Randleman Road and a portion of NCDOT property situated between the right-of-way for Old Randleman Road and Randleman Road. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

This property abuts the primary city limits and existing single family development along its north side.

It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There are two vacant houses on the property now, but it is proposed for development with up to about 15 single family detached dwellings accessed off Kallamdale Road.

Water is in close proximity and a short extension will be required for service. There is an existing 12-inch waterline in Randleman Road.

Sewer is in close proximity and an extension required for service. There is an existing 8-inch sewer line in Blazingwood Drive the north of this site. The existing subdivision immediately to the north will effect the routing.

Extension of water and sewer service to the property, and gaining design approval from the Water Resources Department, is the developer's responsibility.

The Fire Department has issued a caution (yellow light) regarding the level of service to be provided to this site. That will improve when the City occupies additional stations in the area which are included in the City's November bond referendum. It is expected that annexation of this area will improve the current fire service available to the site.

Agenda Item: 10

The Police Department estimates modest impact on its service provision, with a need for 0.001 additional officers at full build out.

Other City services can be provided in a manner similar to their provision to the previously-annexed properties just to the north.

Payment of an acreage fee of two hundred dollars (\$200) per acre for water service and two hundred dollars (\$200) per acre for sewer service accompanied the annexation petition. "Any utility assessments which may have been levied by the County shall be collected either by voluntary payment or through foreclosure by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located in the City of Greensboro."

BUDGET IMPACT:

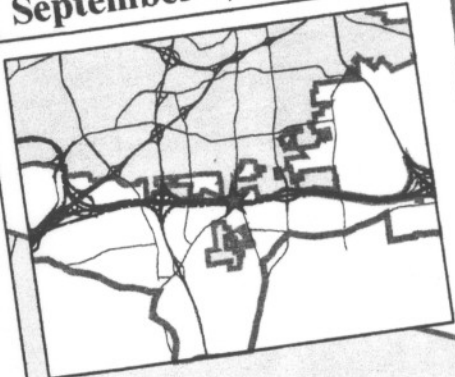
Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its July meeting on a vote of 6-0 (Bryson, Landau, Rhodes, Sellars, McIntyre, Fox).

CITY COUNCIL
September 5, 2006

ATTACHMENT A



PROPOSED ANNEXATION
601 & 605 Kallamdale Rd
TAX MAP: ACL 6-342-672-N-12 & Northern Portion of 14
5.80 Acres

PL(P)06-30

I-85 HWY S

I-85 HWY N

N
1" = 200'
SHEET
205

W ELMSLEY DR

BLAZINGWOOD DR

KALLAMDALE RD

RANDLEMAN RD

NESTLEWAY CT



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the West Side of Old Randleman Road Between Interstate 85 (Greensboro Urban Loop) and Blazingwood Drive

Department:	Planning Department	Current Date:	August 23, 2006
Contact 1:	Richard Hails	Public Hearing:	September 5, 2006
Phone:	373-2922	Advertising Date:	August 24 and 31, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RWHails</i>
Attachments: Attachment A: Vicinity Map (PL(Z) 06-46) Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report			

PURPOSE:

Barry Siegal and Willard Tucker applied for the establishment of original zoning from County Zoning RS-30 Residential Single Family to City Zoning RS-7 Residential Single Family for property located on the west side of Old Randleman Road between Interstate 85 (Greensboro Urban Loop) and Blazingwood Drive. The Zoning Commission considered this application on August 14, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of this request.

There was one speaker in favor of and one speaker in opposition to this proposal (see Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting).

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
September 5, 2006**

County/RS-30

SCOD-1

County AG

County RS-30

SCOD-1

County RS-40

REQUESTED FROM COUNTY RS-30
TO CITY RS-7 3.875 ACRES (F)

County RS-30

County RS-30

County AG

County RS-30

(PL(Z)06-46)

County RS-30

1" = 400
SHEET
205



Attachment B

Minutes of August 14, 2006 Zoning Commission Meeting (PL(Z) 06-46)

Mr. Woody presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Barry Siegal, 3411-D West Wendover Avenue, said they are simply proposing a little single family subdivision, which would be one street and a cul-de-sac. This is a residual piece of property that they had left after DOT acquired the right-of-way for the I-85 Bypass. In order to get to the subdivision, you would come in now off of the newer Randleman Road, come across Kallamdale Road and turn up into Blazingwood. The square footage of the homes will basically be the same as the houses adjacent. They did, in fact, go ahead and write to all the adjoining neighbors and ask them if they had any questions. They had no response from anyone.

Speaking in opposition was Leah Ferguson, Blazingwood Drive. One of the main reasons that she bought the home in which she lives was that it did not back up to another house. It has a wooded area behind it. So she was wondering how close that would be to her property. The trees there also block out a lot of the noise from the highway. She was wondering about that change with the construction there.

In rebuttal for the applicant, Mr. Siegal said he would do his best, but they had not engineered the subdivision yet. Basically all of the lots would be at least the equivalent of the lots in terms of size that Ms. Ferguson has, in terms of the depth. There would be houses on both sides. On one side would be the cul-de-sac coming in and house on the other side of the cul-de-sac. So in fact her home would back up to another home. There would be the street and then there would be another home on the other side of the street. With respect to the number of trees that would be removed, he was sorry, but he really could not tell her at this point in time. Some of that will not get sorted out until the grading plans are worked out and until the final engineering is done.

Chair Wolf closed the public hearing.

Mr. Ruska said the original zoning of RS-7 for the 31-acre Fieldstone Subdivision, which is the subdivision to the north of the subject property, was approved by City Council with an effective date of May 31, 1998. A 20.5-acre tract west of Blazingwood Drive was originally zoned to RS-7 by City Council with an effective date of April 30, 2003. Thus the RS-7 has been established as the zoning pattern for this immediate area west of Randleman Road and north of I-85. This property is within the Tier 1 Growth Area on the

Growth Strategy Map of Connections 2025. The request is consistent with mixed use residential. A portion of the tract is also in the mixed-use commercial land use classification and it is also consistent with that designation since residential uses are complimentary to a mix of uses. This proposal is consistent with Comp Plan policies promoting compact development, promoting mixed income neighborhoods and promoting the diversification of new housing stock. Staff does recommend in favor of this.

Mr. Matheny said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located west of Old Randleman Road from County RS-30 to City RS-7, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action to be reasonable and in the public interest for the following reasons: It is generally consistent with the Mixed Use Residential and Mixed Use Commercial land use categories indicated for this site on the Connections 2025 Generalized Future Land Use Map; it promotes compact development; it promotes mixed-income neighborhoods; and it promotes the diversification of new housing stock to meet the needs for suitable housing. Mr. Gilmer seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes; Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

Mr., Ruska said he wished to point out something that will be coming your way next month. It will be the very last item on your agenda in September. That is the area that he identified as the right-of-way for several roads that come together in that area. That is also going to be annexed and staff will be suggesting RS-7 original zoning on that. They just were not able to include it for this meeting because the newspaper ad had been published and the public notices had already gone out. So you will be seeing that little triangular area that is essentially NCDOT right-of-way.

**Attachment C
(PL(Z) 06-46)**

**City of Greensboro Planning Department
Zoning Staff Report
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: West side of Old Randleman Road between Interstate 85 (Greensboro Urban Loop) and Blazingwood Drive

Applicant: Barry Siegal and Willard Tucker
Owner: Barry Siegal and Willard Tucker

From: County RS-30
To: City RS-7

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	19
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	3.875
Physical Characteristics	Topography: Generally flat Vegetation: Wooded Other: N/A
Overlay Districts	SCOD 1
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential / Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Single Family Residential	City RS-7
South	Interstate I-85	Co. AG
East	Kallamdale Road / Vacant right-of-way	Co. AG
West	Single Family Residential	City RS-7

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RS-30 (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS
RS-30: Primarily intended to accommodate low density single family detached dwellings on large lots in areas without access to public water and sewer services. The overall gross density will typically be 1.3 units per acre or less.
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Old Randleman Road – Local Street, Randleman Road – Major Thoroughfare.
Site Access	Public street access off of Old Randleman Road. All access points must meet City of Greensboro standards.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: This property is located in a Scenic Corridor Overlay District (SCOD-1), which requires a 50 average undisturbed buffer for the portion of the property adjacent to the Greensboro Urban Loop.

Other Plans: N/A

STAFF COMMENTS

Planning: The original zoning of RS-7 for the 31-acre Fieldstone Subdivision (north of the subject property) was approved by City Council with an effective date of May 31, 1998. A 20.5 acre tract west of Blazingwood Drive was originally zoned to RS-7 by City Council with an effective date of April 30, 2003. Thus, RS-7 has been established as the zoning pattern for this immediate area west of Randleman Road and north I-85.

There is an existing 12-inch water line in Randleman Road and a short extension will be required for service. There is an existing 8-inch sewer line in Blazingwood Drive north of this tract. Extension of water and sewer service to the property is the developer's responsibility.

This property is within the Tier One Growth Area on the Growth Strategy Map of Connections 2025.

This request is consistent with the Mixed Use Residential land use classification as designated on the Generalized Future Land Use Map of Connections 2025. A portion of the tract is also in the Mixed Use Commercial land use classification and it is also consistent with that designation since residential uses are complementary to a mix of uses.

Furthermore, this proposal is consistent with Comprehensive Plan policies of promoting compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits — 27.66 acres at 3820 McConnell Road.

Department:	Planning	Current Date:	7/28/06
Contact 1:	Steve Galanti	Public Hearing:	Yes, at 9-5-06 Council meeting
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>Alexander G. MacIsaac</i>
Attachments:	Attachment A: "PL(P)06-31" map		

PURPOSE:

Country Club Communities has petitioned the City for annexation of the property located at 3820 McConnell Road. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

This property abuts a previous satellite annexation (an approximately 145-acre tract with frontage on I-85/40 and McConnell Road known as the McConnell One Site) along its southern and eastern boundary.

The property covered by this petition is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There are approximately 75 mobile homes on the property now, but it is proposed for business park development when combined with the McConnell One Site. According to the developer, the mobile homes will be vacated and removed within approximately six months of establishing original zoning.

Water is not currently available to this site. Extension of a 12-inch waterline to the McConnell One Site within McConnell Road would serve this site. Sewer is not currently available to this site. Sewer installation within the McConnell One Site will include providing an 8-inch stub to the southwest corner of the site.

Extension of water and sewer service to the property, and gaining design approval from the Water Resources Department, is the developer's responsibility.

The Fire Department is strongly concerned about annexing this site. The concern relates to the level of service to the interim mobile home park which will be removed as part of the development (business park) of this site. That will not improve until the City occupies the additional stations (which are included in the City's operational fund) in the area in the spring of 2008. The delay in the effective date of annexation addresses the Fire Department's concerns and it is expected that annexation of this area will improve the current fire service available to the site.

The Police Department is strongly concerned (red light) about annexation, with a need for .48 additional officer needed to address issues at this time. Last year there were 138 calls for service to this address from the county. The delay in the effective date addresses the Police Department's concerns.

Provision of other City services will involve a travel distance either equal to or less than that necessary to provide service to the previously-annexed property to the south and east.

Payment of an acreage fee of two hundred dollars (\$200) per acre for water service and two hundred dollars (\$200) per acre for sewer service accompanied the annexation petition. "Any utility assessments which may have been levied by the County shall be collected either by voluntary payment or through foreclosure by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located in the City of Greensboro."

BUDGET IMPACT:

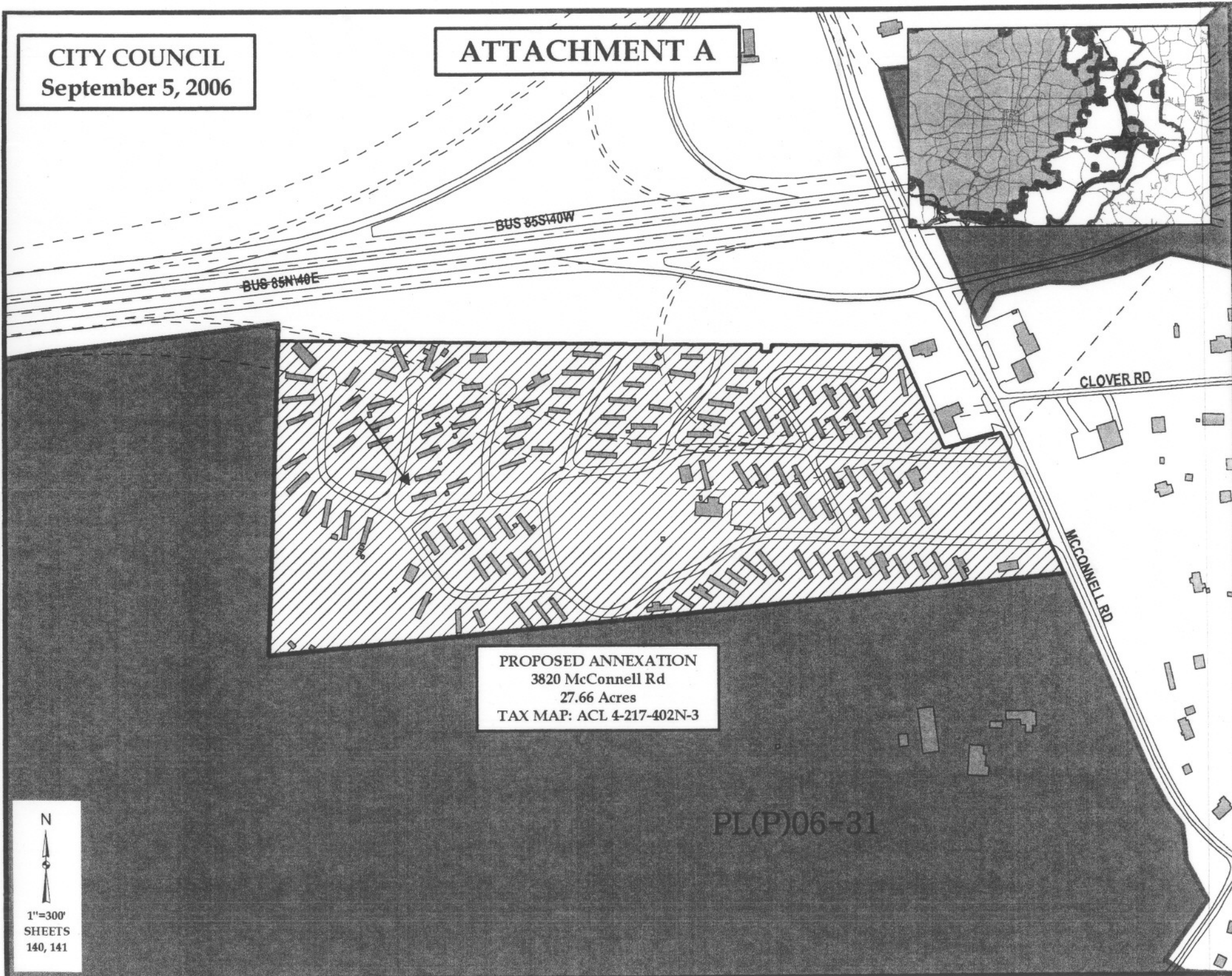
Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its July meeting on a vote of 6-0 (Bryson, Landau, Rhodes, Sellars, McIntyre, Fox).

CITY COUNCIL
September 5, 2006

ATTACHMENT A





City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located at the Southwest Quadrant of Interstate 40/85 and McConnell Road

Department:	Planning Department	Current Date:	August 23, 2006
Contact 1:	Richard Hails	Public Hearing:	September 5, 2006
Phone:	373-2922	Advertising Date:	August 24 and 31, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RWHails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-44) Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

Windsor Development Group, LLC applied for the establishment of original zoning from County Zoning RM-12-MH Residential Multifamily to City Zoning Conditional District – Highway Business for property located at the southwest quadrant of Interstate 40/85 and McConnell Road. The Zoning Commission considered this application on August 14, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of this request.

There were two speakers in favor of and five speakers in opposition to this proposal (see Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting).

This Conditional District – Highway Business original zoning application contains the following conditions:

- 1) Uses: All those uses permitted in the Highway Business District except the following: Land Clearing and Inert Debris Landfills; Bars; Recreational Uses: Billiard Parlors; Bingo Games; Clubs or Lodges; Coin Operated Amusements; Fortune Tellers, Astrologers; Go-Cart Raceways; Business, Professional & Personal Services: Automobile Parking (Commercial); Coin-Operated Laundromats; Truck Driving School; Truck & Utility Trailer Rental & Leasing, Light; Retail Trade: Boat Sales; Transportation, Warehousing and Utilities: Bus Terminals; Taxi Terminals.
- 2) The maximum square footage of any single commercial use shall be 60,000.
- 3) Uses that involve outdoor storage of vehicles, equipment or materials shall not be allowed.
- 4) Cinderblock and metal sided buildings shall not be permitted.
- 5) Developer will use variation, articulation, fenestration, or signature architectural elements at a minimum of 50-foot intervals on building facades to help create the appearance of a local serving commercial development. The property will be developed with at least one of the following: (a) The street planting yard shall be a minimum of 16' wide – additional planting rate; (b) Entryways shall be provided consisting of a combination of signage, landscaping and/or architectural embellishments that match an architectural feature or building material of buildings; or (c) As an Integrated Multiple Use Development.

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Public Hearing City Council September 5, 2006

City CU-PD-M

MCCONNELL RD

County
AG

County

(PL(Z)06-44)

REQUESTED FROM COUNTY RM-12-MH
TO CITY CD-HB 11.21 ACRES (D)

County AG



CD-RS-12 #3390

County
CU-RS-15

County
RS-40

SCOD-2

SCOD-1

RS-

REQUESTED FROM COUNTY RM-12-MH AND
CITY CD-HB AND CITY CD-LI
TO CITY CD-LI 128.32 ACRES (E)

(PL(Z)06-45)

County
RS-40

County
RS-40

N

1" = 800'
SHEETS
97, 98, 140
141

0 400 800 1,600 2,400 3,200 Feet

Attachment B

Minutes of August 14, 2006 Zoning Commission Meeting (PL(Z) 06 -44 and PL(Z) 06-45)

Mr. Woody presented a map showing the subject properties, as well as surrounding properties. He also presented slides of the subject properties and noted issues in the staff report.

Chair Wolf opened the public hearing.

Charlie Melvin, Esq., 300 North Greene Street, gave the history of the recent rezoning of some of this property. In February 2005, the City Council approved the annexation and rezoning. Since that time a good deal of work has been going on in McConnell Center. The reason they are back is solely because of the 28 acres presently occupied by the mobile home park. This property has become available and has been put under contract by the developers of McConnell Center. In addition to providing a much better entrance to McConnell Center, it does permit the moving of the CD-HB up close to the intersection of McConnell and the Interstate, which is obviously a much better location for it. The reason they included all of the original part that was rezoning CD-LI was to make a few modifications to the conditions that were imposed at that time. They have consulted with staff on those and staff concurs with the ones that they had eliminated. The purpose of those conditions was to make this a corporate park type, but still to give some flexibility with an industrial potential for ready-to-go sites that have job creation potential of this type.

Mr. Seymour sent letters to all of the parties that received notice from the City about this pending request and he can describe what they have done to-date and what their plans are for the future and the responses that he has received. The Birmingham Place Mobile Home Park obviously is a consideration and has approximately 75 mobile homes there. North Carolina Law requires that any operator of a mobile home park give at least six months' notice before there is a change in use of that mobile home park. If the Zoning Commission sees fit to recommend the rezoning, this will go to Council in September and if Council approves the annexation and rezoning, then it would be subsequent to that time that the owner and operator of the mobile home park would give the residents there notice of the change in land use. All the present occupants lease their space and own their own mobile home that they keep there. The present owner owns a number of other mobile home parks in this vicinity and indicated that, as a part of giving notice, he would offer some assistance to those persons to give them opportunities to move to other mobile parks that they own or operate in this vicinity. The addition of these 28 acres to McConnell Center will be an invaluable addition.

Buddy Seymour with Windsor Development Group, 2311 West Cone Boulevard, said since they were before the Commission in 2005, they had been working towards

developing the infrastructure necessary to fully develop this park. They have been in the planning process for a large shell building over the course of the last year. They went through an erosion plan and have currently graded about a 600,000 square foot building pad in the center portion of the originally rezoned property. They have intentions of moving forward with that project as soon as they can get approval. Part of this request stems from a client that they had come through back in the early part of the year who wanted to do some furniture assembly and wanted to expand outside of the current boundaries of their park. At that point in time, they put under contract Birmingham Place with the intention of locating that client on I-40. While that project did end up relocating through the acquisition of another company to the southwest, they did continue on with procuring the trailer park since it is a very strategic location.

Speaking in opposition was Dean Driver, 4701 Land Road. He said he and his neighbors agreed with the removal of the mobile home park, but were concerned about the change in conditions from the 2005 rezoning. Many of them had invested much time in coming to an agreement for these conditions and wondered why, if they were good in 2005, they should be changed now? He thought they would like to have a dialogue about that in the neighborhood. He said he would love to see a comparison of the two lists since some of them are stated differently now and it is difficult to see exactly what has been changed. He had the list of conditions from 2005 and had that put on the monitor for all to see. He had indicated the conditions that normally would be for LI that had been pulled out specifically for this property. His understanding is that at least some of those types of businesses are now acceptable. The residents thought they had come to an agreement with Windsor Properties as to what was allowed and what was not and now they are opening that can of worms again.

Also speaking in opposition were Eric Raines, 3820 McConnell Road, Lot 78; Kelly Carlton, 3820 McConnell Road, Lots 71 and 72; and Nita Ross, 3820 McDonnell Road, Lot 72. Their complaint was the moving of their homes and finding places for the occupants of the approximate 100 mobile homes. Some of the homes were more than 10 years old and there would be difficulty moving them. Would any type relocation expense be reimbursed? Where would the people move to if it were impossible to move their homes? Most of the mobile home residents owned their homes and would have nothing if they were unable to move their homes. Some of the residents were elderly and had lived there many years.

Also speaking in opposition was Patricia Stallings, 1600 Kingsman Road, who was concerned about the area at the back of her house. From looking at the map, they are not leaving any land for buffering and will drop right onto her property. She was concerned about runoff or any other industrial damage to her property since there is a stream on her property.

In rebuttal for the applicant, Mr. Melvin said he would address the mobile home park situation first. The owner of the mobile home park will have to address that. On the question of the changes in conditions, as he indicated these were pretty minimal and it was very important to note that this is a Conditional District - LI, but they had not tried to

pull in any of the LI uses. The uses in this CD-LI are limited to Corporate Park uses. They felt the current conditions permitted a little more flexibility, but still maintained the limitation that only those uses can go in here that can go into a Corporate Park District.

Also in rebuttal for the applicant, Mr. Seymour said the site Ms. Stallings was describing was on the westernmost part of their property and that was previously contained in their original rezoning request. Each site would have to be approved. There would be a storm water management plan associated with each of those sites. In looking at the topography of that site, it would actually drain back towards the east to an existing stream that would away from her property. He knew they had experienced problems with some residential development behind them and he recognized their concern. He had met with Mr. Stallings once on site in discussion about that, but he understood that an approved site plan would have to be passed by the City prior to any land disturbing activity. There were significant buffers in the conditions that were previously done in 2005, especially the property down the southwest corner of their development. It is an undisturbed area and that is where Southall Road dead-ends. One of the other restrictions was not to have a connector between Land Road and Southall Road. Beyond that, there are other typical buffer requirements that they would have. All of those streams are perennial streams, which would be restricted within 50 to 100 feet on either side of any activity beyond the crossings or maybe some detention ponds.

Mr. Ruska added that the conditions to which Mr. Seymour referred were in the CD-LI listing of conditions as Nos. 6 and 7 and those conditions have not changed over what the original was.

Mr. Seymour said there were six changes in uses and there was also a change in Item 6 where they had certain conditions to access on Hooting Hollow Road, but with the rezoning and working with the GDOT and making additional improvements in that; those were the only two that were changed from the original conditions.

Ms. Shipman said she knew zoning was more concerned about the areas being zoned and whether it qualifies for zoning, but she was concerned about the people who live in the trailer park. She knew that goes with the owner of the trailer park. However, since Mr. Seymour is the developer and he will be going in there and uprooting these people out of their homes where they have been for many years, maybe there is something that the developer can put together with the owner to help these people in their adjustments to other areas. She thought this was a great project for the City of Greensboro, but at the same time when other family lives and peoples' homes are being taken away just for new development, which will be great for the City and community, then they need to look at the families and where they are uprooting them.

Mr. Seymour said he appreciated Ms. Shipman's comments. They had had a number of discussions with the existing owner and operator of the park and do feel like he will work in conjunction with them and do the best they can. However, it is a change in use. We are not owners or operators of mobile home parks and would not propose to be.

In rebuttal for the opposition, Mr. Driver said that not surprisingly the changes made to the conditions would simply make their property now more lucrative and they have more options for businesses to come in. It seemed to him that the developers were taking this opportunity where this new land was acquired from the mobile home park and they are using it to sweeten their own deal for what they can do with this land. If this change is truly because of this new land that has been acquired, he understood that. Again he would reiterate that this was a process that they had already gone through, people had specific concerns with manufacturers that would produce fumes and that sort of thing that would affect their quality of life. They thought they had settled those arguments and now they feel like it is open again. For the residents, they would like the conditions to be left as they were the last time they went through this.

Chair Wolf reminded the opposition that the uses would be the same as in Corporate Park. Those uses do not tend to give you any obnoxious odors and sounds. So he really thought the developer had protected them with what they brought before the Commission.

Also in rebuttal for the opposition, Ms. Stallings said she was still concerned about what Mr. Seymour was saying. She realized that CD-RS was zoned for housing and that they put a buffer there, which was to the back of her house. But when they did the plant or whatever they are putting there, that is sitting on her line. There is no buffer there. She realized that there was wooded area there below Kingsman Road, but that is her property also. She was looking for something that was going to keep the developer from running off onto her land down there.

Chair Wolf said she did not have to worry about that. You would have a right to go to the City and stop that kind of thing, but he has no right to come down onto her land and she had the right to enforce that.

Mr. Ruska confirmed the property would be subject to the normal buffer requirements of Corporate Park up against residential. It will be a Type A buffer, the 50-foot wide buffer.

Chair Wolf closed the public hearing.

Mr. Ruska said he would be mixing his comments about both Items D and E, although there would have to be a separate vote on them. Most of this property was annexed and originally zoned as of April 30, 2005. That was the effective date when it came into the City and when the zoning was imposed on the property. At that point, roughly 100 acres was originally zoned CD-LI and 11.2 acres zoned as CD-HB. In the Item D proposal, it shifts the initial location for commercial from the 11.2-acre tract south of the subject property to an 11.2-acre tract at its present location. It takes it away from Hooting Hollow Road and orients it more towards the I-40/85/McConnell Road interchange. Staff feels that this is much better location, which will help serve the mixed use corporate park area, as well as nearby neighborhoods, and travelers along the interstate. With regard to the CD-LI request, it is also consistent with the mixed use corporate park classification, which is intended for large tracts of undeveloped land near the City's fringe that are

appropriate for well planned, larger scale business and employment parks with supporting uses such as retail, hotels and residential uses. The original zoning is conditioned to meet the Scenic Corridor Overlay District requirements within 800 feet of I-40/85. Getting back to those uses that were eliminated from the current proposal, staff feels that the Scenic Corridor Overlay, as well as the condition about outside storage having to be screened, really takes care of any concerns that would be associated with those types of CP uses. The original zoning and rezoning requests in both the items meet a number of Connections 2025 economic development goals and policies as described in the staff report. Staff does recommend in favor of both items.

In response to a question from Ms. Shipman, Chair Wolf explained that this would go to Council automatically since it is an annexation as well as original zoning and the Commission would be giving a recommendation.

Mr. Collins said he would recommend the residents of the park spend time talking to their current landlord. To the folks who have concerns, this developer has done very good things in town and usually has good projects. He would say work with them if you have any issues and that they will do that with you. He did not think there was any adverse intent in the few conditions that changed. It was just trying to clean it up a bit. He thought the community would find that the developer would be a good neighbor and will be approachable even after this rezoning occurs.

Ms. Miller said she totally agreed with what Mr. Collins just said. She thought this was a good deal as far as business is concerned. As far as the neighborhood community is concerned, please get with your landlord because she did not feel that six months is enough time for anybody to up and move who has been there for years.

As to Item D, Ms. Shipman said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located at the southwest quadrant of McConnell Road and I-40/85 from County RM-12-MH to City CD-HB, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Industrial/Corporate Park land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it continues to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promotes a sound, sustainable pattern of land use for development at the fringe. Mr. Matheny seconded the motion. The Commission voted 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

Ms. Miller moved to approve Item E and said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the south side of I-40/85 from County RM-12-MH and City CD-HB and CD-LI to City CD-Li to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Industrial/Corporate Park land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it continues to link

City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; and it promotes a sound, sustainable pattern of land use for development at the fringe. Mr. Matheny seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-44)**

**City of Greensboro Planning Department
Zoning Staff Report
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: D
Location: Southwest quadrant of Interstate 40/85 and McConnell Road

Applicant: Windsor Development Group, LLC (Buddy Seymour)
Owner: Birmingham Place Communities, LLC

From: County RM-12-MH
To: City CD-HB

Conditions:

- 1) Uses: All those uses permitted in the Highway Business District except the following: Land Clearing and Inert Debris Landfills; Bars; Recreational Uses: Billiard Parlors; Bingo Games; Clubs or Lodges; Coin Operated Amusements; Fortune Tellers, Astrologers; Go-Cart Raceways; Business, Professional & Personal Services: Automobile Parking (Commercial); Coin-Operated Laundromats; Truck Driving School; Truck & Utility Trailer Rental & Leasing, Light; Retail Trade: Boat Sales; Transportation, Warehousing and Utilities: Bus Terminals; Taxi Terminals.
- 2) The maximum square footage of any single commercial use shall be 60,000.
- 3) Uses that involve outdoor storage of vehicles, equipment or materials shall not be allowed.
- 4) Cinderblock and metal sided buildings shall not be permitted.
- 5) Developer will use variation, articulation, fenestration, or signature architectural elements at a minimum of 50-foot intervals on building facades to help create the appearance of a local serving commercial development. The property will be developed with at least one of the following: (a) The street planting yard shall be a minimum of 16' wide – additional planting rate; (b) Entryways shall be provided consisting of a combination of signage, landscaping and/or architectural embellishments that match an architectural feature or building material of buildings; or (c) As an Integrated Multiple Use Development.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Birmingham Place Mobile Home Park
Acreage	11.21
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Harrison Auto Repair / Interstate I-40	Co. AG
South	Undeveloped	City CD-HB / CD-LI
East	Exxon Gas Station / Arcadia Animal Hospital / Rural Residential	Co. AG
West	Birmingham Mobile Home Park	Co. RM-12-MH

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RM-12-MH (EXISTING) AND CD-HB (PROPOSED) ZONING DISTRICTS
<p>RM-12-MH: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. A Manufactured Housing Overlay establishes regulations governing the development of manufactured housing on individual lots in certain areas.</p> <p>CD-HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks. See Conditions for use limitations and other restrictions.</p>

TRANSPORTATION	
Street Classification	McConnell Road – Minor Thoroughfare.
Site Access	Access for this property is proposed via the public street proposed along the southern property line. Left and right turn lanes are recommended for this access. This development is also proposing a right in right out commercial driveway onto McConnell Road. All access points must meet City of Greensboro and NCDOT standards.
Traffic Counts	McConnell Road ADT = 3,900.
Trip Generation	24 Hour = 1,445, AM Peak Hour = 210, PM Peak Hour = 220.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Yes, required per TIS Ordinance. Please reference the Executive Summary in the Additional Information section of this report for the recommended improvements for this development.
Street Connectivity	During the previous zoning process and plan review process it was determined that due to physical constraints the proposed public street just south of this parcels property line will not connect through to Youngs Mill Road. It was determined that street connectivity between Youngs Mill Road and McConnell Road will occur further south of this property as development occurs.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Lake Mackintosh Watershed WS IV
Floodplains	N/A
Streams	Perennial stream originates near the south west corner of the property and runs south west. Perennial streams in this watershed require a 100' buffer on each side of the stream measured from top of bank for high density development. For low density development a 30' buffer on each side of the stream is required. No built upon area is allowed in the entire buffer.
Other	High density development: 24-70% of built upon area based on the site acreage. Low density development: 0-24% of built upon area based on the site acreage. If high density development is proposed all the built upon area must drain and get treated by a state approved BMP (pond or similar)

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: Guilford County's Northeast Area Plan shows this property to be Commercial.

STAFF COMMENTS

Planning: The CD-HB conditions that were established for the tract to the south of the subject property when that tract was annexed in 2005 are listed below:

- 1) Uses: All those uses permitted in the Highway Business District except the following:

Junked Motor Vehicles
Land Clearing and Inert Debris Landfills, Minor
Bars

Recreational Uses:

- Billiard Parlors
- Bingo Games
- Clubs or Lodges
- Coin Operated Amusements
- Fortune Tellers, Astrologers
- Go-Cart Raceways

Business, Professional & Personal Services:

- Automobile Rental or Leasing
- Automobile Parking (Commercial)
- Laundromats, Coin-Operated
- Truck Driving School
- Truck & Utility Trailer Rental & Leasing, Light

Retail Trade:

- ABC Stores (Liquor)
- Boat Sales

Transportation, Warehousing and Utilities:

- Bus Terminals
- Communication or Broadcasting Facilities
- Taxi Terminals

Other Uses:

- Sexually Oriented Businesses

- 2) The maximum square footage of any single commercial use shall be 60,000.
- 3) Commercial uses shall be local serving (e.g. grocery stores, dry cleaners, restaurants, hotels, motels, gas station/convenience stores, personal services, and similar local serving uses). Uses that involve outdoor storage of vehicles, equipment or materials shall not be allowed.
- 4) Buildings shall be constructed substantially of brick, glass, wood, stucco or stone. Cinderblock and metal sided buildings shall not be permitted.
- 5) Developer will use variation, articulation, fenestration or signature architectural elements at a minimum of 50-foot intervals on building facades to help create the appearance of a local serving commercial development.
- 6) The property will be developed with at least one of the following: (a) The street planting yard shall be a minimum of 16' wide – additional planting rate; or (b) Entryways shall be provided consisting of a combination of signage, landscaping and/or architectural embellishments that match an architectural feature or building material of buildings; or (c) As an Integrated Multiple Use Development.

There are approximately 75 mobile homes in Birmingham Place Mobile Home Park. According to the developer, the mobile homes will be vacated and removed within approximately six months of the establishment of original zoning.

Water is not currently available to this site but an extension of a 12-inch water line within McConnell Road would serve this property. Sewer is not currently available but installation will include providing an 8-inch stub to the southwest corner of the property which is zoned CD-LI. Extension of water and sewer service is the developer's responsibility.

This property is Tier One (Current Growth Area) on the Growth Strategy Map of Connections 2025.

This proposal shifts the initial location for commercial from an 11.2-acre tract south of the subject property and fronting on Hooting Hollow Road to the present location which is more oriented to the I-40/85 & McConnell Road interchange. Staff feels that this a better location which will help serve this Mixed Use Corporate Park area and nearby neighborhoods, as well as travelers along the interstate.

GDOT: No additional comments.

Water Resources: Possibility of wetlands. If any wetland disturbance and or stream crossing disturbance is proposed all the necessary approvals must be obtained from the State and the Corps of Engineers prior to any disturbance.

Channels that carry public water require a Drainage maintenance and utility easement.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

EXECUTIVE SUMMARY

Project Background

The applicant proposes to develop 28 acres of general light industrial along McConnell Road, just south of I-85/I-40 in Greensboro, North Carolina. Full development is expected by 2011.

Access to the development is proposed via a connection to the Gorla access road, which connects to McConnell Road just south of the I-85/I-40 interchange, and via a proposed right-in/right-out access on McConnell Road between the proposed access road and the I-85/I-40 interchange.

The property is currently zoned RM-12-MH within Guilford County. The applicant is proposing a rezoning to CU-LI within the City of Greensboro to accommodate the proposed development.

Approved Off-Site

Three approved off-site projects were identified for consideration in this evaluation. These approved projects are the Gorla Rezoning, the Shugart-McConnell Road development, and the Centex Homes development. The Gorla Rezoning site is located between Youngs Mill Road and McConnell Road just south of I-85/I-40. The Shugart-McConnell Road development is located just north of McConnell Road near the intersection of McConnell Road and Youngs Mill Road. The Centex Homes development is located just west of Youngs Mill Road at Perth Place directly opposite the residential portion of the Gorla Rezoning site.

Trip Generation

The rezoning request will likely result in approximately 28 acres of light industrial development. The overall rezoning request is expected to generate 1,445 new daily trips. Table ES-1 below summarizes the trip generation calculations for the rezoning request.

TABLE ES-1: TRIP GENERATION for PROPOSED DEVELOPMENT

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Tot	In	Out	Tot	In	Out
General Light Industrial	28 AC	1,445	210	174	36	220	48	172
Net New External Vehicle Trips		1,445	210	174	36	220	48	172

Intersection Analysis

This study provides analysis and comparison of peak-hour traffic operations for existing conditions, the design year without development ("no build"), and the design year with development ("build"). Level-of-service (LOS) analyses were conducted to determine operational characteristics for each scenario. Table ES-2 provides a summary of these analyses for intersections within the defined area of influence.

TABLE ES-2: LEVEL-OF-SERVICE SUMMARY TABLE

LOS/ Delay in seconds

Intersection	2006 Existing Conditions		2012 No Build		2012 Build	
	AM	PM	AM	PM	AM	PM
I-40/I-85 EB Ramp & McConnell Road	A*/ 9.6	B*/ 10.6	D*/ 29.5	F*/ 371.6	F*/ 144.1	F*/ 641.4
I-40/I-85 WB Ramp & McConnell Road	A/ 6.3	A/ 7.5	A/ 7.2	B/ 10.3	A/ 8.2	B/ 10.9
McConnell Road & Proposed Site Access Road	N/A	N/A	D */ 30.5	F*/ 221.5	E*/ 46.8	F*/ 313.0
McConnell Road & Proposed RI/RO	N/A	N/A	N/A	N/A	C*/ 23.7	C*/ 19.4

* Delay and LOS values for unsignalized intersections represent conditions for the critical minor street approach.

At the unsignalized intersection of I-40/I-85 EB Ramp and McConnell Road, the eastbound left-through movement (off-ramp) is expected to operate with long delays during both the AM and PM peak hours under 2012 Build conditions. It is typical for side streets at unsignalized intersections to operate with long delays during peak periods due to side street left-turning traffic. Improving the intersection with signalization would result in LOS B overall operations during the AM and PM peaks under 2012 Build conditions, as shown in Table ES-3 below.

At the unsignalized intersection of Proposed Access Road and McConnell Road, the eastbound left-turn movement is expected to operate with long delays during the PM peak hour under 2012 Build conditions. This is primarily due to the projected number of left-turning movements out of the site, and is a typical peak-hour condition for minor street approaches of unsignalized intersections. Improving the intersection with signalization would result in LOS A and LOS B overall operations at the intersection during the AM and PM peaks, respectively, under 2012 Build conditions, as shown in Table ES-3 below.

TABLE ES-3: LEVEL-OF-SERVICE SUMMARY TABLE with IMPROVEMENTS

LOS/ Delay in seconds

Intersection	2012 No Build with Improvements		2012 Build with Improvements	
	AM	PM	AM	PM
I-40/I-85 EB Ramp & McConnell Road	B/ 13.5	A/ 8.8	B/ 16.2	B/ 10.1
McConnell Road & Proposed Access Road	A/ 5.2	B/ 10.8	A/ 5.5	B/ 10.5

Recommendations

Based on the results of the 2012 analyses, two unsignalized intersections in the study area have been identified with long side street delays in one or more periods.

A traffic signal may be needed in the future at the intersection of I-40/I-85 EB Ramp and McConnell Road as McConnell Road traffic and left-turning traffic from the ramp continue to grow. The WB Ramp is currently signalized, and signalization of the EB Ramp may be expected in the future. Considering the addition of approved and proposed development traffic to the unsignalized intersection, long delays are expected for left-turning traffic movements from the ramp during both the AM and PM peak hours, with the PM peak hour being the critical period.

Signalization should be considered for the proposed access road intersection with McConnell Road, but this decision should be based on actual traffic volumes exiting from the development. Based on the Greensboro Department of Transportation Driveway Manual, it is recommended to install exclusive left- and right-turn lanes on McConnell Road at the unsignalized Proposed Access Road with 125 and 500 feet of storage, respectively. Assuming installation of a traffic signal, the recommended storage would be 100 feet for both the left- and right-turn lanes.

Based on the Greensboro Department of Transportation Driveway Manual, it is recommended to install an exclusive right-turn lane on McConnell Road at the proposed right-in/right-out driveway with 75 feet of storage.



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for and Rezoning of Property Located on the South Side of Interstate 40/85 Between Youngs Mill Road and McConnell Road

Department:	Planning Department	Current Date:	August 23, 2006
Contact 1:	Richard Hails	Public Hearing:	September 5, 2006
Phone:	373-2922	Advertising Date:	August 24 and 31, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RWHails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-45) Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

Windsor Development Group, LLC applied for the establishment of original zoning from County Zoning RM-12-MH Residential Multifamily and rezoning from City Zoning Conditional District – Highway Business and Conditional District – Light Industrial to City Zoning Conditional District – Light Industrial for property located on the south side of Interstate 40/85 between Youngs Mill Road and McConnell Road. The Zoning Commission considered this application on August 14, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of this request.

There were two speakers in favor of and five speakers in opposition to this proposal (see Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting).

This Conditional District – Light Industrial original zoning and rezoning application contains the following conditions:

- 1) Uses: All those uses permitted in the Corporate Park District will be permitted except the following: Accessory Uses and Structures: Recycling Collections Point; Other Uses: Automobile Parking; Christmas Tree Sales; Temporary Construction Offices, Construction Equipment Storage, Real Estate Sales or Rental Offices (the foregoing will be permitted with concurrent building permit for permanent building); Temporary Events, including but limited to: Arts and Crafts Shows; Carnivals and Fairs; Concerts, Stage Shows, Conventions, Trade Shows, Outdoor Religious Events; Other Accessory Uses and Structures: Junked Motor Vehicles; Transportation, Warehouse and Utilities: Land Clearing and Inert Debris Landfills, Minor.
- 2) Any outside storage shall be screened from view from any public roads or residential areas.
- 3) That within 800 feet from the southern margin of Interstate 40/85, all of the requirements of the Scenic Corridor Overlay District II shall be met.
- 4) There will be no connector road between Land Road and Southall Road.
- 5) There will be no access to Land Road from the CD-LI District.

- 6) A landscaped, planted berm, having an average height of five (5) feet, will be incorporated into the planting yard along Land Road.
- 7) At the end of Southall Road, there will be a natural and undisturbed buffer, except for installation of utilities, approximately 300 feet (300') wide, starting at the property line at Southall and Castilian Way to the creek and 100 feet (100') on the other side of the creek.
- 8) The property owner will cause the existing billboard to be removed without cost to the City prior to the granting of a certificate of occupancy for the first building on the property.

A vicinity map of the proposed original zoning and rezoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Public Hearing City Council September 5, 2006

City CU-PD-M

MCCONNELL RD

County
AG

County

(PL(Z)06-44)

REQUESTED FROM COUNTY RM-12-MH
TO CITY CD-HB 11.21 ACRES (D)

County AG



CD-RS-12 #3390

County
S-40

County
CU-RS-15

County
RS-40

GP

SCOD-2

SCOD-1

RS-

REQUESTED FROM COUNTY RM-12-MH AND
CITY CD-HB AND CITY CD-LI
TO CITY CD-LI 128.32 ACRES (E)

(PL(Z)06-45)

County
RS-40

County
RS-40



1" = 800'
SHEETS
97, 98, 140
141

0 400 800 1,600 2,400 3,200 Feet

Attachment B

Minutes of August 14, 2006 Zoning Commission Meeting (PL(Z) 06 -44 and PL(Z) 06-45)

Mr. Woody presented a map showing the subject properties, as well as surrounding properties. He also presented slides of the subject properties and noted issues in the staff report.

Chair Wolf opened the public hearing.

Charlie Melvin, Esq., 300 North Greene Street, gave the history of the recent rezoning of some of this property. In February 2005, the City Council approved the annexation and rezoning. Since that time a good deal of work has been going on in McConnell Center. The reason they are back is solely because of the 28 acres presently occupied by the mobile home park. This property has become available and has been put under contract by the developers of McConnell Center. In addition to providing a much better entrance to McConnell Center, it does permit the moving of the CD-HB up close to the intersection of McConnell and the Interstate, which is obviously a much better location for it. The reason they included all of the original part that was rezoning CD-LI was to make a few modifications to the conditions that were imposed at that time. They have consulted with staff on those and staff concurs with the ones that they had eliminated. The purpose of those conditions was to make this a corporate park type, but still to give some flexibility with an industrial potential for ready-to-go sites that have job creation potential of this type.

Mr. Seymour sent letters to all of the parties that received notice from the City about this pending request and he can describe what they have done to-date and what their plans are for the future and the responses that he has received. The Birmingham Place Mobile Home Park obviously is a consideration and has approximately 75 mobile homes there. North Carolina Law requires that any operator of a mobile home park give at least six months' notice before there is a change in use of that mobile home park. If the Zoning Commission sees fit to recommend the rezoning, this will go to Council in September and if Council approves the annexation and rezoning, then it would be subsequent to that time that the owner and operator of the mobile home park would give the residents there notice of the change in land use. All the present occupants lease their space and own their own mobile home that they keep there. The present owner owns a number of other mobile home parks in this vicinity and indicated that, as a part of giving notice, he would offer some assistance to those persons to give them opportunities to move to other mobile parks that they own or operate in this vicinity. The addition of these 28 acres to McConnell Center will be an invaluable addition.

Buddy Seymour with Windsor Development Group, 2311 West Cone Boulevard, said since they were before the Commission in 2005, they had been working towards

developing the infrastructure necessary to fully develop this park. They have been in the planning process for a large shell building over the course of the last year. They went through an erosion plan and have currently graded about a 600,000 square foot building pad in the center portion of the originally rezoned property. They have intentions of moving forward with that project as soon as they can get approval. Part of this request stems from a client that they had come through back in the early part of the year who wanted to do some furniture assembly and wanted to expand outside of the current boundaries of their park. At that point in time, they put under contract Birmingham Place with the intention of locating that client on I-40. While that project did end up relocating through the acquisition of another company to the southwest, they did continue on with procuring the trailer park since it is a very strategic location.

Speaking in opposition was Dean Driver, 4701 Land Road. He said he and his neighbors agreed with the removal of the mobile home park, but were concerned about the change in conditions from the 2005 rezoning. Many of them had invested much time in coming to an agreement for these conditions and wondered why, if they were good in 2005, they should be changed now? He thought they would like to have a dialogue about that in the neighborhood. He said he would love to see a comparison of the two lists since some of them are stated differently now and it is difficult to see exactly what has been changed. He had the list of conditions from 2005 and had that put on the monitor for all to see. He had indicated the conditions that normally would be for LI that had been pulled out specifically for this property. His understanding is that at least some of those types of businesses are now acceptable. The residents thought they had come to an agreement with Windsor Properties as to what was allowed and what was not and now they are opening that can of worms again.

Also speaking in opposition were Eric Raines, 3820 McConnell Road, Lot 78; Kelly Carlton, 3820 McConnell Road, Lots 71 and 72; and Nita Ross, 3820 McDonnell Road, Lot 72. Their complaint was the moving of their homes and finding places for the occupants of the approximate 100 mobile homes. Some of the homes were more than 10 years old and there would be difficulty moving them. Would any type relocation expense be reimbursed? Where would the people move to if it were impossible to move their homes? Most of the mobile home residents owned their homes and would have nothing if they were unable to move their homes. Some of the residents were elderly and had lived there many years.

Also speaking in opposition was Patricia Stallings, 1600 Kingsman Road, who was concerned about the area at the back of her house. From looking at the map, they are not leaving any land for buffering and will drop right onto her property. She was concerned about runoff or any other industrial damage to her property since there is a stream on her property.

In rebuttal for the applicant, Mr. Melvin said he would address the mobile home park situation first. The owner of the mobile home park will have to address that. On the question of the changes in conditions, as he indicated these were pretty minimal and it was very important to note that this is a Conditional District - LI, but they had not tried to

pull in any of the LI uses. The uses in this CD-LI are limited to Corporate Park uses. They felt the current conditions permitted a little more flexibility, but still maintained the limitation that only those uses can go in here that can go into a Corporate Park District.

Also in rebuttal for the applicant, Mr. Seymour said the site Ms. Stallings was describing was on the westernmost part of their property and that was previously contained in their original rezoning request. Each site would have to be approved. There would be a storm water management plan associated with each of those sites. In looking at the topography of that site, it would actually drain back towards the east to an existing stream that would away from her property. He knew they had experienced problems with some residential development behind them and he recognized their concern. He had met with Mr. Stallings once on site in discussion about that, but he understood that an approved site plan would have to be passed by the City prior to any land disturbing activity. There were significant buffers in the conditions that were previously done in 2005, especially the property down the southwest corner of their development. It is an undisturbed area and that is where Southall Road dead-ends. One of the other restrictions was not to have a connector between Land Road and Southall Road. Beyond that, there are other typical buffer requirements that they would have. All of those streams are perennial streams, which would be restricted within 50 to 100 feet on either side of any activity beyond the crossings or maybe some detention ponds.

Mr. Ruska added that the conditions to which Mr. Seymour referred were in the CD-LI listing of conditions as Nos. 6 and 7 and those conditions have not changed over what the original was.

Mr. Seymour said there were six changes in uses and there was also a change in Item 6 where they had certain conditions to access on Hooting Hollow Road, but with the rezoning and working with the GDOT and making additional improvements in that; those were the only two that were changed from the original conditions.

Ms. Shipman said she knew zoning was more concerned about the areas being zoned and whether it qualifies for zoning, but she was concerned about the people who live in the trailer park. She knew that goes with the owner of the trailer park. However, since Mr. Seymour is the developer and he will be going in there and uprooting these people out of their homes where they have been for many years, maybe there is something that the developer can put together with the owner to help these people in their adjustments to other areas. She thought this was a great project for the City of Greensboro, but at the same time when other family lives and peoples' homes are being taken away just for new development, which will be great for the City and community, then they need to look at the families and where they are uprooting them.

Mr. Seymour said he appreciated Ms. Shipman's comments. They had had a number of discussions with the existing owner and operator of the park and do feel like he will work in conjunction with them and do the best they can. However, it is a change in use. We are not owners or operators of mobile home parks and would not propose to be.

In rebuttal for the opposition, Mr. Driver said that not surprisingly the changes made to the conditions would simply make their property now more lucrative and they have more options for businesses to come in. It seemed to him that the developers were taking this opportunity where this new land was acquired from the mobile home park and they are using it to sweeten their own deal for what they can do with this land. If this change is truly because of this new land that has been acquired, he understood that. Again he would reiterate that this was a process that they had already gone through, people had specific concerns with manufacturers that would produce fumes and that sort of thing that would affect their quality of life. They thought they had settled those arguments and now they feel like it is open again. For the residents, they would like the conditions to be left as they were the last time they went through this.

Chair Wolf reminded the opposition that the uses would be the same as in Corporate Park. Those uses do not tend to give you any obnoxious odors and sounds. So he really thought the developer had protected them with what they brought before the Commission.

Also in rebuttal for the opposition, Ms. Stallings said she was still concerned about what Mr. Seymour was saying. She realized that CD-RS was zoned for housing and that they put a buffer there, which was to the back of her house. But when they did the plant or whatever they are putting there, that is sitting on her line. There is no buffer there. She realized that there was wooded area there below Kingsman Road, but that is her property also. She was looking for something that was going to keep the developer from running off onto her land down there.

Chair Wolf said she did not have to worry about that. You would have a right to go to the City and stop that kind of thing, but he has no right to come down onto her land and she had the right to enforce that.

Mr. Ruska confirmed the property would be subject to the normal buffer requirements of Corporate Park up against residential. It will be a Type A buffer, the 50-foot wide buffer.

Chair Wolf closed the public hearing.

Mr. Ruska said he would be mixing his comments about both Items D and E, although there would have to be a separate vote on them. Most of this property was annexed and originally zoned as of April 30, 2005. That was the effective date when it came into the City and when the zoning was imposed on the property. At that point, roughly 100 acres was originally zoned CD-LI and 11.2 acres zoned as CD-HB. In the Item D proposal, it shifts the initial location for commercial from the 11.2-acre tract south of the subject property to an 11.2-acre tract at its present location. It takes it away from Hooting Hollow Road and orients it more towards the I-40/85/McConnell Road interchange. Staff feels that this is much better location, which will help serve the mixed use corporate park area, as well as nearby neighborhoods, and travelers along the interstate. With regard to the CD-LI request, it is also consistent with the mixed use corporate park classification, which is intended for large tracts of undeveloped land near the City's fringe that are

appropriate for well planned, larger scale business and employment parks with supporting uses such as retail, hotels and residential uses. The original zoning is conditioned to meet the Scenic Corridor Overlay District requirements within 800 feet of I-40/85. Getting back to those uses that were eliminated from the current proposal, staff feels that the Scenic Corridor Overlay, as well as the condition about outside storage having to be screened, really takes care of any concerns that would be associated with those types of CP uses. The original zoning and rezoning requests in both the items meet a number of Connections 2025 economic development goals and policies as described in the staff report. Staff does recommend in favor of both items.

In response to a question from Ms. Shipman, Chair Wolf explained that this would go to Council automatically since it is an annexation as well as original zoning and the Commission would be giving a recommendation.

Mr. Collins said he would recommend the residents of the park spend time talking to their current landlord. To the folks who have concerns, this developer has done very good things in town and usually has good projects. He would say work with them if you have any issues and that they will do that with you. He did not think there was any adverse intent in the few conditions that changed. It was just trying to clean it up a bit. He thought the community would find that the developer would be a good neighbor and will be approachable even after this rezoning occurs.

Ms. Miller said she totally agreed with what Mr. Collins just said. She thought this was a good deal as far as business is concerned. As far as the neighborhood community is concerned, please get with your landlord because she did not feel that six months is enough time for anybody to up and move who has been there for years.

As to Item D, Ms. Shipman said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located at the southwest quadrant of McConnell Road and I-40/85 from County RM-12-MH to City CD-HB, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Industrial/Corporate Park land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it continues to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promotes a sound, sustainable pattern of land use for development at the fringe. Mr. Matheny seconded the motion. The Commission voted 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

Ms. Miller moved to approve Item E and said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the south side of I-40/85 from County RM-12-MH and City CD-HB and CD-LI to City CD-Li to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Industrial/Corporate Park land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it continues to link

City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; and it promotes a sound, sustainable pattern of land use for development at the fringe. Mr. Matheny seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-45)**

**City of Greensboro Planning Department
Zoning Staff Report
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: South side of Interstate 40/85 between Youngs Mill & McConnell Road

Applicant: Windsor Development Group, LLC (Buddy Seymour)
Owner: Pierre and Carolyn Gorla, Birmingham Place Communities, LLC, et al.

From: County RM-12-MH and City CD-HB & CD-LI
To: City CD-LI

- Conditions:**
- 1) Uses: All those uses permitted in the Corporate Park District will be permitted except the following: Accessory Uses and Structures: Recycling Collections Point; Other Uses: Automobile Parking; Christmas Tree Sales; Temporary Construction Offices, Construction Equipment Storage, Real Estate Sales or Rental Offices (the foregoing will be permitted with concurrent building permit for permanent building); Temporary Events, including but limited to: Arts and Crafts Shows; Carnivals and Fairs; Concerts, Stage Shows, Conventions, Trade Shows, Outdoor Religious Events; Other Accessory Uses and Structures: Junked Motor Vehicles; Transportation, Warehouse and Utilities: Land Clearing and Inert Debris Landfills, Minor.
 - 2) Any outside storage shall be screened from view from any public roads or residential areas.
 - 3) That within 800 feet from the southern margin of Interstate 40/85, all of the requirements of the Scenic Corridor Overlay District II shall be met.
 - 4) There will be no connector road between Land Road and Southall Road.
 - 5) There will be no access to Land Road from the CD-LI District.
 - 6) A landscaped, planted berm, having an average height of five (5) feet, will be incorporated into the planting yard along Land Road.
 - 7) At the end of Southall Road, there will be a natural and undisturbed buffer, except for installation of utilities, approximately 300 feet (300') wide, starting at the property line at Southall and Castilian Way to the creek and 100 feet (100') on the other side of the creek.
 - 8) The property owner will cause the existing billboard to be removed without cost to the City prior to the granting of a certificate of occupancy for the first building on the property.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Portion of Birmingham Place Mobile Home Park / Farmland & Single Family Dwelling
Acreage	128.32
Physical Characteristics	<i>Topography:</i> Gently Rolling <i>Vegetation:</i> Open Fields <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential / Mixed Use Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	I-40/85	Co. AG
<i>South</i>	Rural Single Family Residential / Undeveloped	Co. AG & RS-40
<i>East</i>	Rural Single Family Residential / Portion of Birmingham Place Mobile Home Park	Co. RS-40 & RM-12-MH
<i>West</i>	Single Family Residential / Undeveloped	Co. RS-40 & City CD-RS-12

ZONING HISTORY		
Case #	Year	Request Summary
3320/3321	2005	A portion of this property was annexed and originally zoned on April 30, 2005. 100.7 acres was originally zoned CD-LI and 11.2 acres was originally zoned CD-HB.

DIFFERENCES BETWEEN RM-12-MH, CD-HB & CD-LI (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS

RM-12-MH: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. A Manufactured Housing Overlay establishes regulations governing the development of manufactured housing on individual lots in certain areas.

CD-HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.

CD-LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.

CD-LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. See Conditions for use limitations and other restrictions.

TRANSPORTATION

Street Classification	McConnell Road – Minor Thoroughfare, Land Road – Local Street, Hooting Hollow Road – Local Street.
Site Access	Access for this property is proposed via the public street proposed along the southern property line of the existing trailer park. This development is also proposing 2 commercial driveway accesses to McConnell Road. Left and right turn lanes are recommended for all access points. No access for this property is proposed either via Land Road or Hooting Hollow Road. All access points must meet City of Greensboro and NCDOT standards.
Traffic Counts	McConnell Road ADT = 3,900.
Trip Generation	24 Hour = 11,358, AM Peak Hour = 1,306, PM Peak Hour = 1,091.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Yes, required per TIS Ordinance. Please reference the Executive Summary in the Additional Information section of this report for the recommended improvements for this development.
Street Connectivity	During the previous zoning process and plan review process it was determined that due to physical constraints the proposed public street just south of the existing trailer park property line will not connect through to Youngs Mill Road. It was determined that street connectivity between Youngs Mill Road and McConnell Road will occur further south of this property as development occurs.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Lake Mackintosh Watershed WS IV
Floodplains	N/A
Streams	2 perennial streams onsite. Perennial streams in this watershed require a 100' buffer on each side of the stream measured from top of bank for high density development. For low density development a 30' buffer on each side of the stream is required. No built upon area is allowed in the entire buffer.
Other	High density development: 24-70% of built upon area based on the site acreage. Low density development: 0-24% of built upon area based on the site acreage. If high density development is proposed all the built upon area must drain and get treated by a state approved BMP (pond or similar)

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: Guilford County's Northeast Area Plan shows this property to be a combination of Residential (Single Family) for the southern portion and Office/Warehouse/Light Industrial for the northern portion adjacent to Interstate 40/85.

STAFF COMMENTS

Planning: The CD-LI conditions that were established in 2005 when this property was annexed are listed below:

- 1) All those uses permitted in the Corporate Park District will be permitted except:
Manufacturing and Industrial Uses:

- Drugs
- Electrical Components
- Electrical Equipment
- Food and Related Products, Miscellaneous
- Furniture and Fixtures Assembly
- Lighting and Wiring

Residential Uses:

- Shelters, Emergency

Accessory Uses and Structures:

Recycling Collections Point

Other Uses:

Automotive Parking

Christmas Tree Sales

Temporary Construction Offices, Construction Equipment Storage, Real Estate Sales or Rental Offices (the foregoing will be permitted with concurrent building permit for permanent building)

Temporary Events, including but not limited to: Arts and Crafts Shows, Carnivals and Fairs, Concerts, Stage Shows, Conventions, Trade Shows, Outdoor

Religious Events

Other Accessory Uses and Structures:

Junked Motor Vehicles

Transportation, Warehouse and Utilities:

Land Clearing and Inert Debris Landfills, Minor

- 2) Any outside storage shall be screened from view from any public roads or residential areas.
- 3) That within 800 feet from the southern margin of Interstate 85-40, all of the requirements of the Scenic Corridor Overlay District II shall be met.
- 4) There will be no connector road between Land Road and Southall Road.
- 5) There will be no access to Land Road from the CD-LI District.
- 6) Traffic into the CD-LI District will be by a main road off McConnell Road. Hooting Hollow Road will be used only as needed to service the lots that front that road.
- 7) A landscaped, planted berm, having an average height of five feet (5') will be incorporated into the planting yard along Land Road.
- 8) At the end of Southall Road there will be a natural and undisturbed buffer, approximately 300 feet (300') wide, starting at the property line at Southall and Castilian Way to the creek and 100 feet (100') on the other side of the creek.
- 9) The property owner will cause the existing billboard to be removed without cost to the City prior to the granting of a certificate of occupancy for the first building on the property.

The main difference between this application and the conditions that were adopted in 2005 pertains to the six industrial uses listed above in Condition No. 1 which were initially prohibited but would be included as permitted uses under this application.

There are approximately 75 mobile homes in Birmingham Place Mobile Home Park. According to the developer, the mobile homes will be vacated and removed within approximately six months of the establishment of original zoning.

Water is not currently available to this site but an extension of a 12-inch water line within McConnell Road would serve this property. Sewer is not currently available but installation will include providing an 8-inch stub to the southwest corner of this property. Extension of water and sewer service is the developer's responsibility.

This property is in Tier One (Current Growth Area).

This proposal is consistent with the Mixed Use Corporate Park classification which is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels and residential. The original zoning is conditioned to meet Scenic Corridor Overlay District requirements within 800 feet of Interstate 40/85 and also provides that any outside storage must be screened from view from any public roads or residential areas. Both of these conditions help address the Mixed Use Corporate Park objective to promote visual quality and compatibility with

the surrounding area. This original zoning and rezoning request also meets a number of Connections 2025 Economic Development goals and policies as described above.

GDOT: No additional comments.

Water Resources: Possibility of wetlands. If any wetland disturbance and or stream crossing disturbance is proposed all the necessary approvals must be obtained from the State and the Corps of Engineers prior to any disturbance.

Channels that carry public water require a Drainage maintenance and utility easement.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

EXECUTIVE SUMMARY

Project Background

The applicant proposes to develop approximately 145 acres between Youngs Mill Road and McConnell Road, just south of I-85/I-40. The rezoning request consists of 34 acres of residential development, 100 acres of light industrial development, and 10 acres of retail development. Full development is expected by 2009.

Access to the development is proposed via McConnell Road and Youngs Mill Road. The residential portion of the site would access Youngs Mill Road at Perth Place, while the light industrial portion would access McConnell Road south of the I-85/I-40 interchange. Two additional access drives on McConnell Road are proposed just south of the light industrial access road to serve the retail portions of the site.

The property is currently zoned AG and RS-40 within Guilford County. The applicant is proposing a rezoning to RS-15, CU-LI, and HB within the City of Greensboro to accommodate the proposed development. Two perennial streams cross through the middle of the site, and a pond identified as wetlands is located on the western portion of the site within the proposed residential area.

The adopted Greensboro Urban Area Thoroughfare Plan includes an extension of Youngs Mill Road northward from McConnell Road to Burlington Road (Hwy 70). Youngs Mill Road is classified as major thoroughfare, while McConnell Road is classified as a minor thoroughfare on the adopted plan.

Approved Off-Site

Two approved off-site projects were identified for consideration in this evaluation. These approved projects are the Shugart-McConnell Road development and the Centex Homes development. The Shugart-McConnell Road development is located just north of McConnell Road near the intersection of McConnell Road and Youngs Mill Road. The Centex Homes development is located just west of Youngs Mill Road at Perth Place directly opposite the residential portion of the proposed Gorla rezoning site.

Trip Generation

The rezoning request will likely result in approximately 90 single family homes, 100 acres of light industrial, and 10 acres of retail convenience-oriented development. Specific tenants have not been identified for the HB area of the rezoning request; therefore, a typical combination of HB-related land uses has been assumed for the purpose of projecting the trip generation potential. This combination of land uses includes a bank, convenience market, quick lube, and two fast food restaurants. The overall rezoning request is expected to generate 11,358 new daily trips. Table ES-1 below summarizes the trip generation calculations for the rezoning request.

TABLE ES-1: TRIP GENERATION for PROPOSED DEVELOPMENT

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
				Tot	In	Out	Tot	In	Out
General Light Industrial	100.3	AC	4,498	753	625	128	486	107	379
Single-Family Detached	90	DU	944	72	18	54	97	61	36
Drive-in Bank	4,000	SF	986	49	27	22	183	92	91
Fast-Food Restaurant w/ Drive-Through Window	6,500	SF	3,225	345	176	169	225	117	108
Quick Lubrication Vehicle Shop	4	SP	160	12	8	4	23	13	10
Gasoline/Service Station with Convenience Market	10	FP	1,628	101	51	50	134	67	67
Internal Capture (Retail Only)			27	0	0	0	27	14	13
Pass-by Traffic (Retail Only)			56	26	13	13	30	15	15
Net New External Vehicle Trips			11,358	1,306	892	414	1,091	428	663

Intersection Analysis

This study provides analysis and comparison of peak-hour traffic operations for existing conditions, the design year without development ("no build"), and the design year with development ("build"). Level-of-service (LOS) analyses were conducted to determine operational characteristics for each scenario. Table ES-2 provides a summary of these analyses for intersections within the defined area of influence.

TABLE ES-2: LEVEL-OF-SERVICE SUMMARY TABLE

LOS (Delay in seconds)

Intersection	Existing Conditions		2010 No Build		2010 Build	
	AM	PM	AM	PM	AM	PM
I-40/I-85 EB Ramp & McConnell Road (unsignalized*)	A (9.5)	B (10.4)	B (11.2)	B (12.9)	D (29.1)	F (319.7) EB
I-40/I-85 WB Ramp & McConnell Road (signalized)	A (8.0)	A (9.9)	A (8.3)	B (10.3)	A (9.7)	B (11.1)
Perth Place & Youngs Mill Road (unsignalized*)	A (8.9)	A (9.2)	B (10.1)	B (10.5)	B (11.5)	B (12.8)
McConnell Road & Youngs Mill Road (unsignalized*)	B (10.8)	B (11.4)	C (20.6) NB	F (262.2) SB F (115.4) NB	F (65.2) NB	F (Err**) SB F (2515) NB
McConnell Road & Proposed Site Access Road (unsignalized*)	N/A	N/A	N/A	N/A	F (67.2)	F (251.2)
McConnell Road & Proposed Site Driveway #1 (unsignalized*)	N/A	N/A	N/A	N/A	C (17.0)	C (20.9)
McConnell Road & Proposed Site Driveway #2 (unsignalized*)	N/A	N/A	N/A	N/A	C (16.1)	B (14.3)

* Delay and LOS values for unsignalized intersections represent conditions for the critical minor street approach.

** Err: Volume exceeds capacity.

At the unsignalized intersection of I-40/I-85 EB Ramp and McConnell Road, the eastbound left-through movement (off-ramp) is expected to operate with long delays during the PM peak hour under 2010 Build conditions. It is typical for side streets at unsignalized intersections to operate with long delays during peak periods due to side street left-turning traffic. Improving the intersection with signalization would result in LOS B and LOS A overall operations during the AM and PM peaks, respectively, under 2010 Build conditions, as shown in Table ES-3 below.

At the unsignalized McConnell Road/Youngs Mill Road intersection, the northbound approach delay worsens to LOS F, and the planned southbound leg of the intersection (Youngs Mill Road extension associated with the Shugart-McConnell Road development) is expected to operate with long delays under background traffic conditions during the PM peak. The addition of site traffic to the network contributes to further delay for the stop-controlled movements. Improving the intersection with signalization would result in LOS A overall operations during both the AM and PM peaks under 2010 No Build and Build conditions, as shown in Table ES-3 below.

At the proposed site access road intersection with McConnell Road, long delays are expected for the stop-controlled eastbound movement during both peaks. This is primarily due to the projected number of left-turning movements out of the site, and is a typical peak-hour condition for minor street approaches of unsignalized intersections. During the PM peak-hour, the number of left turns out of the site is projected to be 350 vehicles, which rivals that of the through approaches on McConnell Road.

TABLE ES-3: LEVEL-OF-SERVICE SUMMARY TABLE with IMPROVEMENTS
LOS (Delay in seconds)

Intersection	2010 No Build with Improvements		2010 Build with Improvements	
	AM	PM	AM	PM
I-40/I-85 EB Ramp & McConnell Road	B (11.2)*	B (12.9)*	B (14.2)	A (8.6)
McConnell Road & Youngs Mill Road	A (7.4)	A (7.8)	A (8.5)	A (8.5)

*no improvements considered for no build

Recommendations

Based on the results of the 2010 analyses, three unsignalized intersections in the study area have been identified with long side street delays in one or more periods.

A traffic signal may be needed in the future at the intersection of I-40/I-85 EB Ramp and McConnell Road as McConnell Road traffic and left-turning traffic from the ramp continue to grow. The WB Ramp is currently signalized, and signalization of the EB Ramp may be expected in the future. Considering the addition of projected site traffic to the unsignalized intersection, the PM peak is critical with long delays expected for left-turning traffic movements from the ramp. However, the AM peak eastbound left-turning movement is expected to operate with moderate delay under build conditions.

It appears that signalization at the McConnell Road/Youngs Mill Road intersection may be needed in conjunction with general background traffic growth and the Shugart-McConnell Road development, which involves the extension of Youngs Mill Road northward creating a fourth (southbound Youngs Mill Road) leg at the intersection.

Signalization should be considered for the proposed access road intersection with McConnell Road, but this decision should be based on actual traffic volumes exiting from the development. Based on the Greensboro Department of Transportation Driveway Manual it is recommended however that at this intersection, exclusive left and right turns lanes into the proposed access road should be added. The storage length for the exclusive left turn lane should be 100 feet and the storage length for the exclusive right turn lane should be 500 feet.

It is recommended that a traffic signal warrant study be conducted when a specific site plan is submitted for the proposed development site to determine the traffic control needs at each of these locations. In addition, it is recommended that the City of Greensboro Department of Transportation (GDOT) monitor these intersections as traffic volumes increase. Additional treatments (i.e. turn lanes) should be considered at the site access points once a specific site plan is submitted.



City of Greensboro
City Council
Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

Department:	Planning	Current Date:	August 21, 2006
Contact 1:	Heidi Galanti	Public Hearing:	September 5, 2006
Phone:	574-3576	Advertising Date:	August 24 and August 31, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>Paul Harris</i>
Attachments: Attachment A: Map of the Comprehensive Plan amendment Attachment B: Copy of the staff report for the Comprehensive Plan amendment and rezoning request The staff reports are provided in this packet for the Comprehensive Plan amendment CP-06-17 and rezoning requests PL(Z)06-47.			

PURPOSE:

Henry H. Isaacson applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Low Residential land use classification to the Commercial land use classification for a portion of the property located on the southwest quadrant of East Wendover Avenue and Waugh Street.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

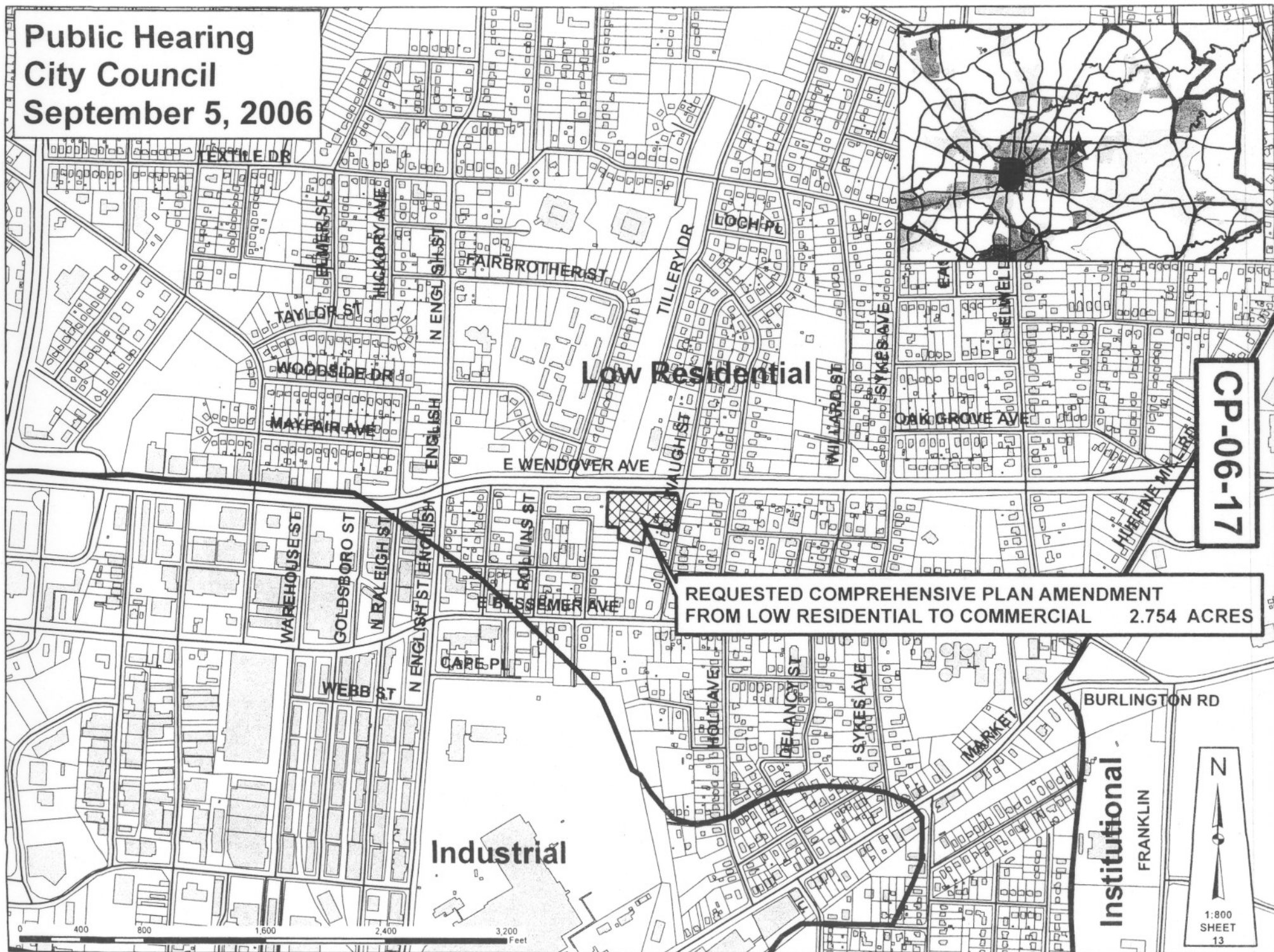
BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

**Public Hearing
City Council
September 5, 2006**



CP-06-17

**Attachment B
(CP-06-17)**

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: H

Location: 2604-2608 East Wendover Avenue & 611-625 Waugh Street (Southwest quadrant of East Wendover Avenue and Waugh Street)

Applicant: Alan E. Ferguson

Owner: Walter M. Baynes, Thomas A. Baynes, Elizabeth O. Baynes & Kathy M. Baynes

GFLUM

From: Low Residential

To: Commercial

Zoning

From: RM-18

To: CD-GB

- Conditions:**
- 1) Any use requiring drive-through service or convenience stores with fuel pumps shall be prohibited.
 - 2) Uses: Limited to all uses permitted in the LB zoning district and Auto Supply Sales.
 - 3) Interior pedestrian circulation between the principal building(s) and public streets shall be provided through the use of clearly defined walkways.
 - 4) Maximum of one double bay of parking shall be permitted between the principal building and street rights-of-way.
 - 5) Building(s) shall be oriented toward street frontages.
 - 6) No structure shall exceed 2 above ground stories in height.
 - 7) Expanses of blank walls shall not exceed 30 feet in length without fenestration or architectural features.
 - 8) The exterior of all structures shall be constructed primarily of brick or masonry building materials.
 - 9) Freestanding signage shall be limited to monument type signage not to exceed 15 feet in height.
 - 10) Outside storage of vehicles or equipment shall be prohibited.
 - 11) Exterior lighting fixtures shall be a maximum of 15 feet in height.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	2.754
Physical Characteristics	Topography: Rolling Vegetation: Wooded portions Other: N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Rise n' Shine Childhood Development Center	RM-18
South	Undeveloped / Multifamily / Single Family Residential	RM-18
East	Hester's Daycare Center / Single Family Residential	RM-18
West	Wendover Manor Apartments / Undeveloped	RM-18

ZONING HISTORY		
Case #	Year	Request Summary
D321	1976	This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75. A request to rezone a 1.1 acre portion of this property to Commercial N was denied by the Zoning Commission in February 1976 and, upon appeal, denied by City Council in April 1976.

DIFFERENCES BETWEEN RM-18 (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. See Conditions for use limitations.

TRANSPORTATION	
Street Classification	E. Wendover Avenue – Major Thoroughfare, Waugh Street – Local Street.
Site Access	All access points must meet City of Greensboro and NCDOT Standards.
Traffic Counts	E. Wendover Avenue ADT = 30,000.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	Blue line stream runs parallel to the west property line, stream buffer will encroach on this site. 50' stream buffer is required on each side of the stream, stream buffer is measured from (whichever produces a greater buffer) top of stream bank, top of steep slope or edge of contiguous wetland. The restrictions are as follows, first 15' must remain undisturbed and next 35' built upon area up to 50% and no occupied structures are allowed.
Other	Channel requires DMUE (drainage maintenance and utility easement)

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17 shrubs/100'
<i>South</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17 shrubs/100' Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>West</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
N/A		There have not been any map amendments in the immediate vicinity of this case.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

The change is needed to accommodate a retail business. The best use of this portion of East Wendover seems to be retail.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The pattern of development on East Wendover appears to be retail. We believe new retail in this area will be of economic benefit to the surrounding neighborhood.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

The applicant is requesting this change to build a retail establishment. This area is currently depicted as Low Residential on the Generalized Future Land Use Map which is predominantly single family detached dwellings, as well as other compatible housing types that can be accommodated within the density range.

The Commercial land use classification is not an appropriate classification for this area. The commercial designation is intended for large concentrations of commercial uses, such as major shopping centers and "big box" retail. The overall character of this area is not appropriate for large scale commercial uses. With the single family residential located to the south east of the property and the daycare centers directly to the east and north of the property, the area is more geared towards small neighborhood type services. Because of the context of this area, staff may be more inclined to support Limited Business or Neighborhood Business and the provision of local serving uses. Additionally, the Plan discourages stripping commercial along corridors and staff feels that the major node of commercial development at Summit Avenue and Bessemer Avenue is sufficient to serve this area.

Staff would like to see conditions added to this application to limit the more intense General Business uses.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams): None

Implications, if any, the Amendment may have for Other Parts of the Plan:

This could encourage other similar requests to continue east down Wendover Avenue, thus creating a strip commercial affect.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on Monday, August 31, 2006, and made the following comments concerning this request:

- Land is currently an eyesore and a new development would improve the area;
- It will become a spot of commercial surrounded by low residential; and
- Due to the wide variety of commercial uses permitted, it would be a good idea to limit some of the uses that can be built on the property and focus on uses that would be more neighborhood serving

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The zoning for this section of the East Wendover Avenue corridor has remained relatively stable over the years. A request to rezone a 1.1-acre portion of the subject property fronting on East Wendover to commercial was denied by both the Zoning Commission and City Council in 1976. Planning staff recommended denial of that rezoning proposal based on the potential for creating a precedent that would promote strip commercial development.

The most recent commercial rezoning in this area occurred in 1994 when the property on the north side of East Wendover between Raleigh Street and North English Street was approved by City Council for conditional Highway Business (#2423) with use limited to retail auto supply sales.

The properties surrounding this case are a mix of single family dwellings, apartment buildings, and a child care center. Given the range of uses associated with General Business zoning, Staff is concerned about neighborhood compatibility and pedestrian accessibility. In response to this, the applicant intends to add the following conditions:

- Uses: Limited to all uses permitted in the LB zoning district and Auto Supply Sales
- Interior pedestrian circulation between the principal building(s) and public streets shall be provided through the use of clearly defined walkways.
- Maximum of one double bay of parking shall be permitted between the principal building and street rights-of-way
- Building(s) shall be oriented toward street frontages.
- No structure shall exceed 2 above ground stories in height.
- Expanses of blank walls shall not exceed 30 feet in length without fenestration or architectural features.
- The exterior of all structures shall be constructed primarily of brick or masonry building materials.
- Freestanding signage shall be limited to monument type signage not to exceed 15 feet in height.
- Outside storage of vehicles or equipment shall be prohibited
- Exterior lighting fixtures shall be a maximum of 15 feet in height.

GDOT: No additional comments.

Water Resources: Possibility of wetlands. If any wetland disturbance and or stream crossing disturbance is proposed all the necessary approvals must be obtained from the State and the Corps of Engineers prior to any disturbance.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Commercial land use classification and approval of the rezoning to CD-GB Conditional District General Business primarily due to:

- The willingness of the applicant to address staff concerns about neighborhood compatibility and pedestrian access through the addition of the conditions listed above



City of Greensboro
City Council
Agenda Item

TITLE: Rezoning of Property Located at the Southwest Quadrant of East Wendover Avenue and Waugh Street

Department: Planning Department

Current Date: August 23, 2006

Contact 1: Richard Hails

Public Hearing: September 5, 2006

Phone: 373-2922

Advertising Date: August 24 and 31, 2006

Contact 2: Bill Ruska

Advertised By: City Clerk

Phone: 373-2748

Authorized Signature: *RH Hails*

Attachments: Attachment A: Vicinity Map (PL(Z) 06-47)
Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report (**Attached to Comprehensive Plan Amendment CP-06-17 Agenda Item**)

PURPOSE:

Allan E. Ferguson, on behalf of several property owners, applied for rezoning from RM-18 Residential Multifamily to Conditional District – General Business for property located at the southwest quadrant of East Wendover Avenue and Waugh Street. The Zoning Commission considered this application on August 14, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of the request.

There were two speakers in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting).

This Conditional District – General Business rezoning application contains the following conditions:

- 1) Any use requiring drive-through service or convenience stores with fuel pumps shall be prohibited.
- 2) Uses: Limited to all uses permitted in the LB zoning district and Auto Supply Sales.
- 3) Interior pedestrian circulation between the principal building(s) and public streets shall be provided through the use of clearly defined walkways.
- 4) Maximum of one double bay of parking shall be permitted between the principal building and street rights-of-way.
- 5) Building(s) shall be oriented toward street frontages.
- 6) No structure shall exceed 2 above ground stories in height.
- 7) Expanses of blank walls shall not exceed 30 feet in length without fenestration or architectural features.
- 8) The exterior of all structures shall be constructed primarily of brick or masonry building materials.
- 9) Freestanding signage shall be limited to monument type signage not to exceed 15 feet in height.
- 10) Outside storage of vehicles or equipment shall be prohibited.
- 11) Exterior lighting fixtures shall be a maximum of 15 feet in height.

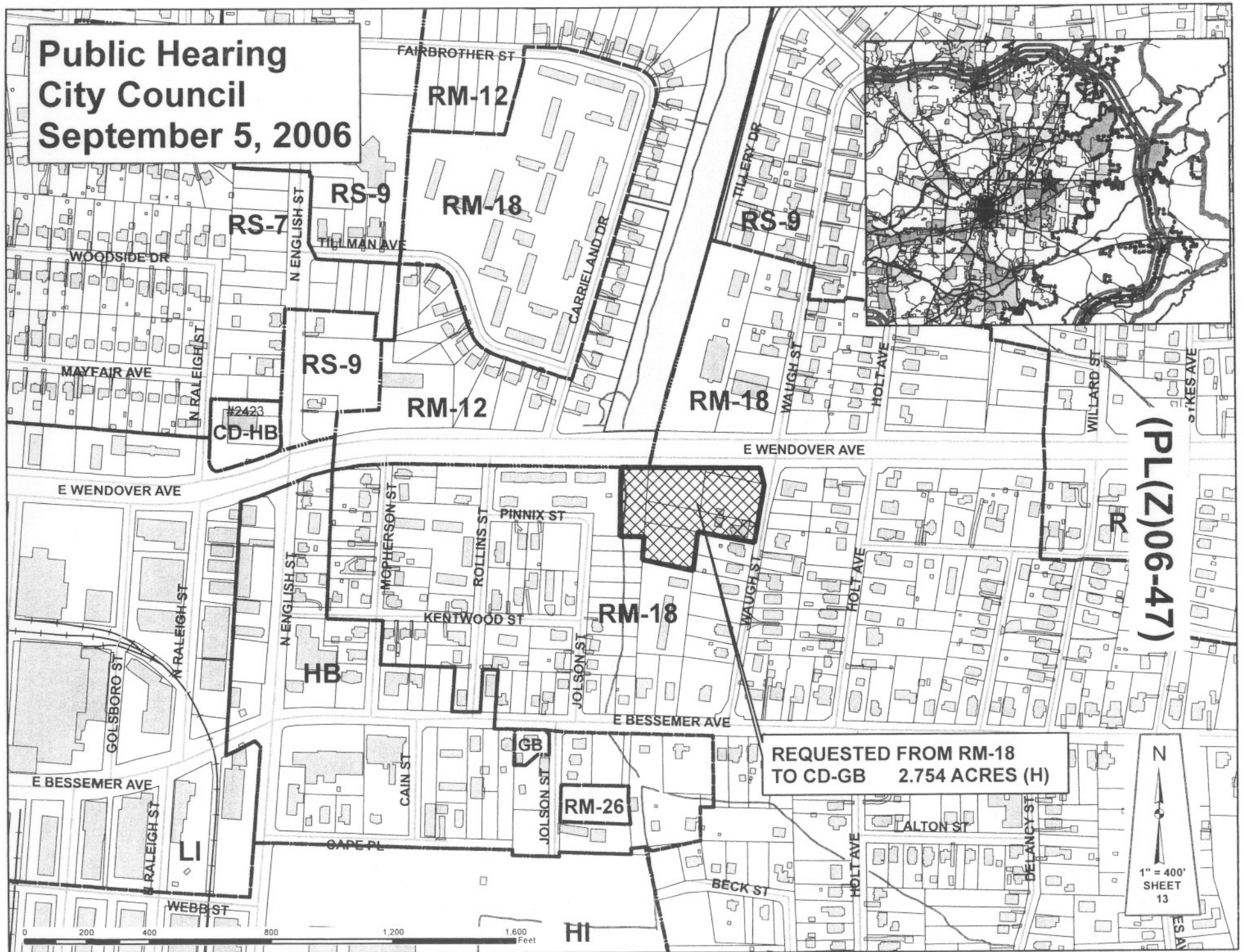
Agenda Item: 16

A vicinity map of the proposed rezoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-17.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
September 5, 2006**



(PL(Z)06-47)

**REQUESTED FROM RM-18
TO CD-GB 2.754 ACRES (H)**

Attachment B

Minutes of August 14, 2006 Zoning Commission Meeting (PL(Z) 06-47)

Mr. Woody presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Allen Ferguson, Esq., 1713 Madison Avenue, said with him was Joe Wilson of Yost & Little Real Estate, who has been assisting the Baynes family. Thomas and Kathy Baynes, owners of the property, were also present. Tom Hester, owner of one of the adjoining properties, is present to briefly speak in favor of their request. City staff recommended a number of conditions on the application. They have discussed these and agree that these are good conditions to put on the rezoning of it. There are 10 of them and they include restrictions regarding which way the building may face on Wendover, how long a blank wall may be; they have agreed to limit that to 30 feet. Everything that is built there has to be of brick and masonry, etc. Those conditions are all okay with the property owners and that is what they would intend to abide by. Their whole approach has been to try to do something that would be good for that neighborhood. They think a rezoning along the lines that they have proposed would constitute an improvement.

He said the list of conditions attached to City's recommendation was the list he was prepared to submit as additional conditions. He said the applicant will add the following conditions: 2) Uses: limited to all uses permitted in the LB zoning district and auto supply sales; 3) Interior pedestrian circulation between the principal buildings and public street shall be provided through the use of clearly defined walkways; 4) Maximum of one (1) double bay of parking shall be permitted between the principal building and street rights-of-way; 5) Building shall be oriented toward street frontages; 6) No structure shall exceed two (2) above ground stories in height; 7) Expanses of blank walls shall not exceed 30-feet in length without fenestration or architectural features; 8) The exterior of all structures shall be constructed primarily of brick or masonry building materials; 9) Freestanding signage shall be limited to monument-type signage, not to exceed 15-feet in height; 10) (Outside storage of vehicles or equipment shall be prohibited; 11) Exterior lighting fixtures shall be a maximum of 15-feet in height.

Mr. Matheny moved that the additional conditions as stated be accepted, seconded by Ms. Shipman. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.) Tom Hester, real estate appraiser in Raleigh, 1620 Hillsborough Street, Raleigh 27605, said his family had invested in that community and neighborhood for over 50 years and the Baynes family has also been in the neighborhood that long. His family operates a

childcare center there and it is a small center, but very stable. Their staff and customers live in the community. They think that this rezoning will promote new investment in the neighborhood. He thought that would be a good thing for the neighborhood. Any economic development should help stabilize and improve the livability of the neighborhood. They are in favor of this rezoning.

There was no one present to speak in opposition to this request. Chair Wolf closed the public hearing.


Mr. Ruska said initially the staff was inclined to recommend denial of this. The overall character of this area is not appropriate for large-scale commercial development or large scale uses. The zoning in this area has remained very stable over the years. However, with the conditions that the applicant has added to this rezoning request, staff is going to recommend in favor of it. This puts it more in line with limited business-type of zoning, which is oriented toward neighborhood-type uses and serving neighborhoods. They do feel that the conditions make a world of difference in this regard and they do recommend in favor of this.

Mr. Gilmer said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on East Wendover Avenue and Waugh Street from RM-18 to CD-GB, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It promotes sound investment in Greensboro's urban areas (Reinvestment/Infill Goal); it promotes new patterns and intensities of use to enhance quality of life in urban areas; and it improves design standards for new development to enhance community appearance. Mr. Matheny seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)



City of Greensboro
City Council
Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

Department:	Planning	Current Date:	August 21, 2006
Contact 1:	Heidi Galanti	Public Hearing:	September 5, 2006
Phone:	574-3576	Advertising Date:	August 24 and August 31, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	
Attachments:	Attachment A: Map of the Comprehensive Plan amendment		
	Attachment B: Copy of the staff report for the Comprehensive Plan amendment and rezoning request		
	The staff reports are provided in this packet for the Comprehensive Plan amendment CP-06-18 and rezoning requests PL(Z)06-49.		

PURPOSE:

Derek Allen applied for an amendment to the *Connections 2025 Comprehensive Plan Generalized Future Land Use Map* (Figure 4-2) from the Low Residential to the Mixed Use Commercial land use classification for a portion of the property located on the east side of Martinsville Road and the south side of Braxton Lane.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

Public Hearing
City Council
September 5, 2006

Major Parks/Open Space



CP-06-18

Mixed Use Commercial

Low Residential

Low Residential

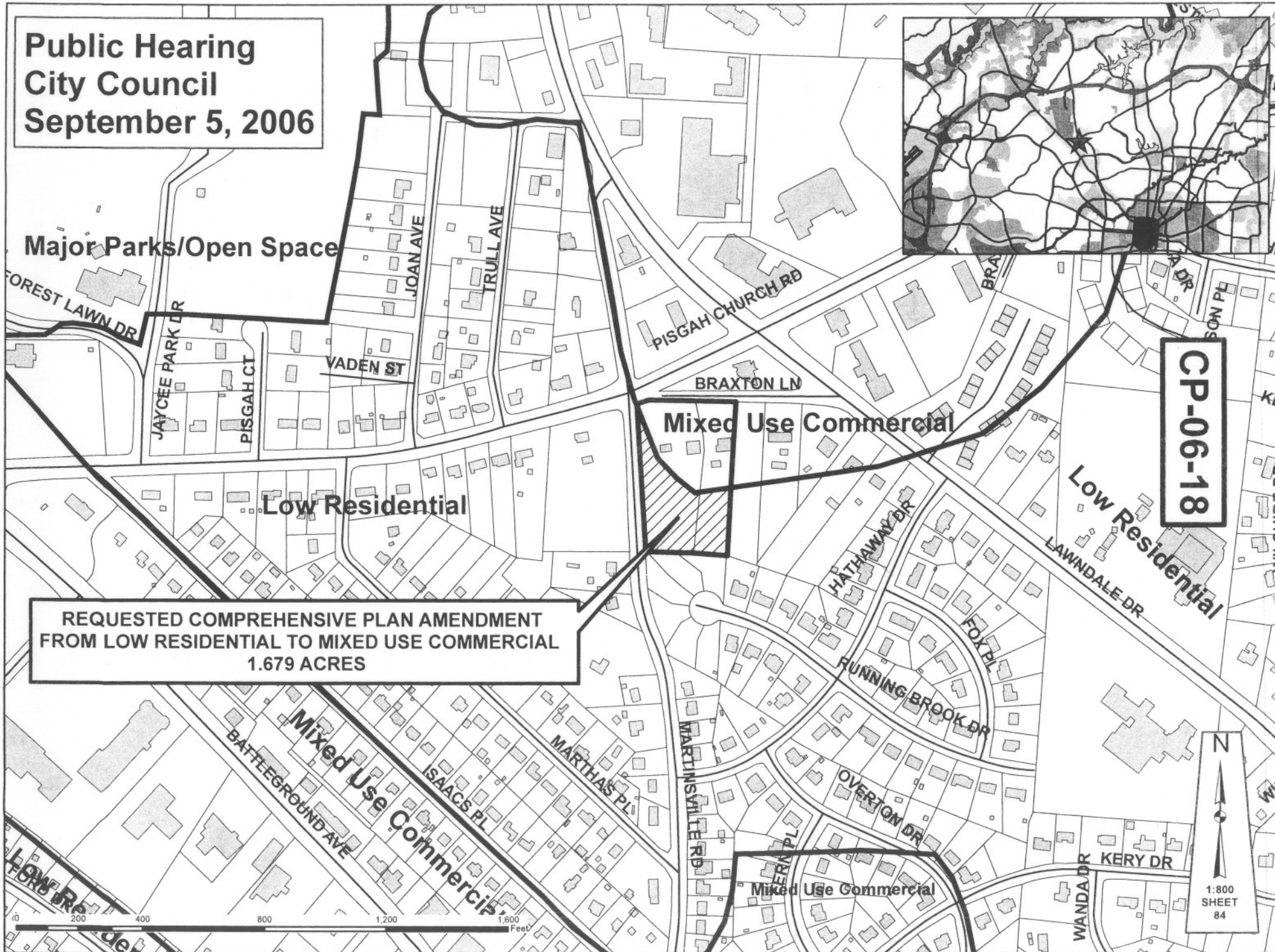
REQUESTED COMPREHENSIVE PLAN AMENDMENT
FROM LOW RESIDENTIAL TO MIXED USE COMMERCIAL
1.679 ACRES

Mixed Use Commercial

Mixed Use Commercial



1:800
SHEET
84



**Attachment B
(CP-06-18)**

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: O
Location: 2109-2111 Braxton Lane (East side of Martinsville Road and south side of Braxton Lane)

Applicant: Lawndale Associates, LLC
Owner: Frances L. Fralin Estate; Stanfield C. Terry & Thomas H. Terry, Jr.

GFLUM
From: Low Residential
To: Mixed Use Commercial

Zoning
From: RS-12
To: CD-GB

- Conditions:**
- 1) Uses: Mixed Development, as set forth in Section 30-5-2.59 of the Greensboro Development Ordinance.
 - 2) Interior pedestrian circulation between the principal buildings, and between the principal buildings and public sidewalks, shall be provided through the use of clearly defined walkways. For the purposes of compliance with this condition "walkways" shall not be construed to mean "sidewalks." These walkways may be defined by painted cross-hatched areas.
 - 3) All exterior lighting in the parking areas shall be directed towards the interior of the property.
 - 4) There shall be a maximum of thirty eight (38) residential units. All residential units shall be "for sale" only.
 - 5) There shall be a thirty (30) foot wide vegetative buffer between the subject property and the residential properties on the southern boundary, consisting of undisturbed vegetation supplemented with additional plantings. The developer shall install a six (6) foot high solid or opaque wooden fence on the northern side of this buffer. In addition, the developer shall plant six (6) foot tall (measured at the time of planting) evergreens, eight (8) feet on center, on the northern side of the wooden fence.
 - 6) Facades/exterior walls shall be articulated with recesses, projections, doors or windows. No uninterrupted length of any façade shall exceed fifty (50) feet.

- 7) The property will be designed and developed in a unified manner and will incorporate similar and complementary architectural features such as masonry materials and roof materials, planting materials, signage, lighting and paving surfaces.
- 8) The exterior of the principal buildings shall be primarily brick.
- 9) All buildings shall be limited to three (3) above ground stories.
- 10) There shall be a thirty (30) foot wide vegetative buffer on a portion of the eastern boundary of the property, consisting of undisturbed vegetation supplemented with additional plantings, extending from the southern property line to a point 150 feet north of the southern property line.
- 11) No dumpster shall be located within 150 feet of the southern boundary line of the property.
- 12) The following uses shall be prohibited on the subject property: Nursing or Convalescent Homes; Psychiatric Hospitals; Automobile Repair Services (Major and Minor); Automobile Towing and Storage Services; Car Washes; Equipment Repairs; Funeral Homes or Crematoriums; Convenience Stores with Fuel Pumps; Fuel Sales; Motor Vehicle Sales (new and used); Motorcycle Sales; Recreational Vehicle Sales; and Service Stations, Gasoline.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Single Family Residential (2)
Acreage	3.803
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial & Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Edward Jones Financial Office	CD-GO-M
South	Single Family Residential	RS-12
East	Single Family Residential	RS-12
West	Single Family Residential	RS-9

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. See Conditions for use limitation.

TRANSPORTATION	
Street Classification	Pisgah Church Road – Major Thoroughfare, Martinsville Road – Collector Street, Lawndale Drive – Major Thoroughfare, Braxton Lane – Local Street.
Site Access	GDOT will approve a maximum of one access point to Martinsville Road as far away from the intersection as the southern property line will allow. Additionally, GDOT will approve a maximum of one access point to Braxton Lane. All access points must meet the City of Greensboro Driveway Standards.
Traffic Counts	Pisgah Church Road ADT = 19,220, Lawndale Drive ADT = 25,000.
Trip Generation	24 Hour = 4,723, AM Peak Hour = 697, PM Peak Hour = 258.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes.
Traffic Impact Study	Yes required per TIS Ordinance. Please see the Additional Information section of the staff report for the Executive Summary of the TIS.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Since site drains south site drains to North Buffalo Creek but if site was to drain north then it will drain to Greensboro Watershed
Floodplains	N/A
Streams	None identified at this time, if perennial appropriate buffer is required.
Other	If site was to drain north site must meet watershed requirements.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>South</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range.

Proposed:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Ensuring that buildings are of the appropriate scale and intensity is critical, as

is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
CP-05-06	8/01/05	A request to amend .95 acres on the GLFUM from Low Residential to Commercial was approved by City Council.
CP-06-07	4/04/06	A request to amend .46 acres on the GFLUM from Low Residential to Commercial was approved by City Council.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

When drafted, the Comprehensive Plan Land Use Classification Map did not take into account the property lines for specific parcels. The subject parcels are split between two different land use classifications. The proposed amendment requests that the land use classification be made consistent for the entire parcels by using the land use classification designated for the front portion of each parcel.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The proposed Plan amendment is warranted by the need to make the land use classification for the entire parcel consistent with the front portion of each parcel.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

The applicant is requesting this change to build a mixed use development on the southeast corner of Braxton Lane and Martinsville Road. The parcel is currently depicted as partially Mixed Use Commercial and partially Low Residential and the applicant would like to request the entire parcel be designated as Mixed Use Commercial. The property is surrounded by single-family homes to the south, a vacant parcel to the east, a single family home on the west across Martinsville Road and a financial office to the north on the opposite side of Braxton Lane.

This area was designated as Mixed Use Commercial because of the conglomeration of commercial uses at the Pisgah Church Road and Lawndale Drive intersection. The Pisgah Church Road/Lees Chapel Corridor Study had previously identified the Lawndale Drive/Pisgah Church Road intersection as a Commercial Node. The applicant plans to create a vertical mixed use development with retail, office, and/or service uses on the first floor and residential on the upper floor of three proposed buildings. This amendment is consistent with our Comprehensive Plan that calls for "Promoting new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas".

Staff is beginning to see more and more mixed use projects which are supported by the Comprehensive Plan. However, it is also important to note that the Comprehensive Plan supports measures to ensure that neighborhoods are protected against incompatible development. The Monitoring Committee raised some concerns about compatibility in scale and architecture with regard to this development that should be addressed. Staff feels that mixed use could work for this site, but it needs to fit in with its surroundings and respect the adjacent neighborhood.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

There are no streams or floodplain associated with this site.

Implications, if any, the Amendment may have for Other Parts of the Plan:

This amendment could encourage a similar request on the vacant parcel to the east of this site, in addition to the property located at the southwest quadrant of Martinsville Road and Pisgah Church Road.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on Monday, August 31, 2006, and made the following comments concerning this request:

- Concerned about the elevation of the site, and the potential for a multi-story building to tower over surrounding residential homes and dominate the skyline.
- The development would increase traffic creating more congestion in an already congested area
- Possibly control the amount of retail in the development and leave predominantly multi-family.
- The Mixed Use Commercial land use classification line should not have gone beyond Braxton Road.
- This development interrupts the surrounding single family
- Development should include height controls, materials and architectural controls and increased buffering.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) identified the Lawndale Drive/Pisgah Church Road intersection as a Commercial Node.

Other Plans: N/A

STAFF COMMENTS

Planning: Section 30-2-2.7 of the Development Ordinance defines a **Mixed Development** to be: "A mixture of residential and permitted office and/or commercial uses in the GB, HB, SC, and CP Districts." For the land use, Mixed Development, where residential and nonresidential uses are mixed in a principal building, at least 20% of the gross floor area must be devoted to the permitted nonresidential office and/or commercial use(s).

One half of the site is already classified as Mixed Use Commercial and this land use classification is a reasonable designation for the remainder. This request meets the Reinvestment/Infill Goal as described above. With the conditions added at the Zoning Commission meeting (Conditions #2 through #12), this request will meet Policy 6A.4 which calls for the implementation of measures to protect neighborhoods from the potential negative impacts of development.

To date, this is a rare proposal for true vertical mixed use development which should be encouraged.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

The Planning Department recommends approval of the Comprehensive Plan amendment to the Mixed Use Commercial land use classification and approval of the rezoning to Conditional District - General Business primarily due to:

- The Lawndale Drive/Pisgah Church Road intersection has previously been identified as a Commercial Node in the 1996 corridor study;
- Mixed Use Commercial is a logical land use classification to apply to the entire tract;
- Conditions added to the application support mixed use principles and guidelines in terms of strong connections, building orientation and compatible/integrated design;
- A true vertical mixed development will be established; and
- Added conditions help insure compatibility with the neighborhood through the use of increased buffers, lighting controls, height limitation and use prohibitions.

Additional Information

Proposed Mixed Use Development - Traffic Impact Analysis
Prepared for Mega Builders
August 8, 2006

Executive Summary

Mega Builders proposes to build a mixed use development located off Martinsville Road (see figure 1) in Greensboro, NC. The site plan consists of retail, residential housing, and a coffee shop (see Table 1 for full Trip Generation). The developer proposes two access points; one located on Martinsville Road and one on Braxton Lane.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Lawndale Drive @ Pisgah Church Road
- Pisgah Church Road @ Martinsville Road
- Lawndale Drive @ Braxton Lane Access
- Martinsville Road @ Martinsville Access

These intersections were analyzed for 2006 existing conditions (where applicable), No-build conditions, and Full build-out conditions. The site is assumed to be built-out by 2007.

This proposed development is expected to generate approximately 4,723 daily weekday trips; with 697 trips during the AM peak and 258 trips during the PM peak (see table 1). The following table contains the level of service summary:

The following are the recommendations for improvements made in this report:

Pisgah Church Road @ Martinsville Road

- There are no improvements recommended.

Pisgah Church @ Lawndale Drive

- There are no improvements are required by this development. However, it should be noted that this intersection is already at capacity during the PM peak (LOS E). Based on our analysis, this project is expected to have only a negligible effect on the over-all projected delay (2.3 second increase in delay). The construction of right turn lanes on all approaches would increase the capacity at this intersection; however there are right-of-way constraints that would make this difficult if not impractical.

Lawndale Drive @ Braxton Lane Access

- There are recommended improvements.

Martinsville Road @ Martinsville Access 2

- Locate proposed drive as far as possible from the intersection of Pisgah Church and Martinsville Road (approximately 400 feet south).
- Construct a left turn lane with 100-feet of storage on the southbound approach.
- Construct a left turn lane with 100-feet of storage on the new approach. At minimum 65-feet of storage.

Level of Service						
Intersections	AM Build			PM Peak		
	2006 Existing	2007 No-Build	2007 Build	2006 Existing	2007 No-Build	2007 Build
Pisgah Church Road @ Martinsville Road	C (26.4)	C (26.5)	C (26.6)	B (14.0)	B (15.2)	B (16.9)
Pisgah Church Road @ Lawndale Drive	D (38.7)	D (39.9)	D (42.5)	E (57.3)	E (62.3)	E (64.6)
Lawndale Drive @ Braxton Lane Access	B (14.1) EBL	B (14.3) EBL	F(50.6) EBL	C (20.5) EBL	C (21.4) EBL	C (24.1) EBL
Martinsville Road @ Martinsville Access			F (83.0) WBL			C (17.2) WBL

In conclusion, analysis indicates that all the existing intersections will operate at the same level of service regardless if this project is constructed or not. Analysis further indicates with the recommended improvements, the proposed access points should have a minimal effect on Martinsville Road and Braxton Lane. Left turning traffic exiting the site will experience some delay. However, this is typical for left turning traffic to experience delays when entering high volume roadways.



City of Greensboro
City Council
Agenda Item

TITLE: Rezoning of Property Located on the East Side of Martinsville Road and South Side of Braxton Lane

Department:	Planning Department	Current Date:	August 23, 2006
Contact 1:	Richard Hails	Public Hearing:	September 5, 2006
Phone:	373-2922	Advertising Date:	August 24 and 31, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RWHails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-49) Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report (Attached to Comprehensive Plan Amendment CP-06-18 Agenda Item)		

PURPOSE:

Lawndale Associates, LLC applied for rezoning from RS-12 Residential Single Family to Conditional District – General Business for property located on the east side of Martinsville Road and south side of Braxton Lane. The Zoning Commission considered this application on August 14, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of the request.

There were two speakers in favor of and one speaker in opposition to this proposal (see Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting).

This Conditional District – General Business rezoning application contains the following conditions:

- 1) Uses: Mixed Development, as set forth in Section 30-5-2.59 of the Greensboro Development Ordinance.
- 2) Interior pedestrian circulation between the principal buildings, and between the principal buildings and public sidewalks, shall be provided through the use of clearly defined walkways. For the purposes of compliance with this condition "walkways" shall not be construed to mean "sidewalks." These walkways may be defined by painted cross-hatched areas.
- 3) All exterior lighting in the parking areas shall be directed towards the interior of the property.
- 4) There shall be a maximum of thirty eight (38) residential units. All residential units shall be "for sale" only.
- 5) There shall be a thirty (30) foot wide vegetative buffer between the subject property and the residential properties on the southern boundary, consisting of undisturbed vegetation supplemented with additional plantings. The developer shall install a six (6) foot high solid or opaque wooden fence on the northern side of this buffer. In addition, the developer shall plant six (6) foot tall (measured at the time of planting) evergreens, eight (8) feet on center, on the northern side of the wooden fence.
- 6) Facades/exterior walls shall be articulated with recesses, projections, doors or windows. No uninterrupted length of any façade shall exceed fifty (50) feet.

Agenda Item: 18

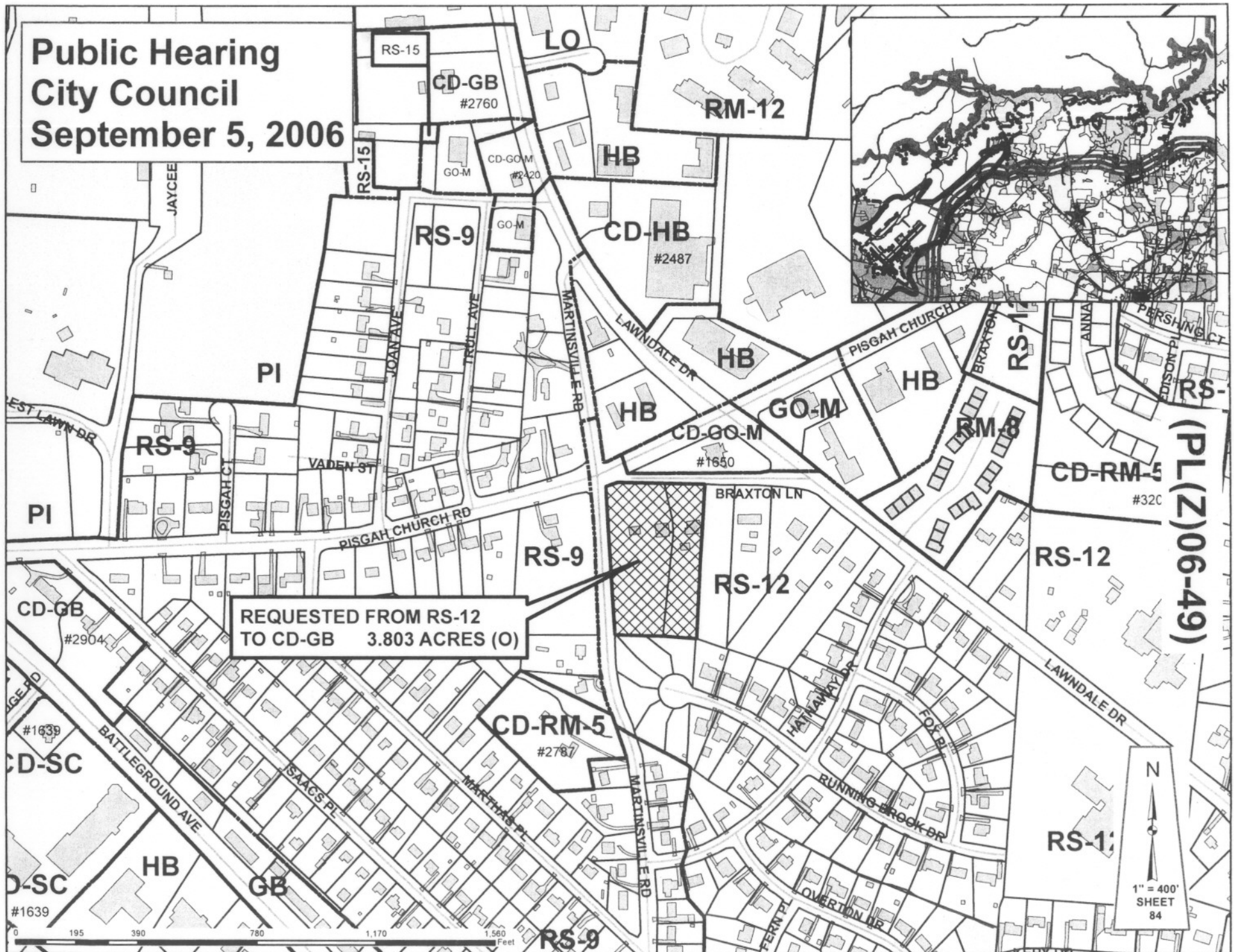
- 7) The property will be designed and developed in a unified manner and will incorporate similar and complementary architectural features such as masonry materials and roof materials, planting materials, signage, lighting and paving surfaces.
- 8) The exterior of the principal buildings shall be primarily brick.
- 9) All buildings shall be limited to three (3) above ground stories.
- 10) There shall be a thirty (30) foot wide vegetative buffer on a portion of the eastern boundary of the property, consisting of undisturbed vegetation supplemented with additional plantings, extending from the southern property line to a point 150 feet north of the southern property line.
- 11) No dumpster shall be located within 150 feet of the southern boundary line of the property.
- 12) The following uses shall be prohibited on the subject property: Nursing or Convalescent Homes; Psychiatric Hospitals; Automobile Repair Services (Major and Minor); Automobile Towing and Storage Services; Car Washes; Equipment Repairs; Funeral Homes or Crematoriums; Convenience Stores with Fuel Pumps; Fuel Sales; Motor Vehicle Sales (new and used); Motorcycle Sales; Recreational Vehicle Sales; and Service Stations, Gasoline.

A vicinity map of the proposed rezoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-18.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Public Hearing
City Council
September 5, 2006



(PL(Z)06-49)

Attachment B

Minutes of August 14, 2006 Zoning Commission Meeting (PL(Z) 06-49)

Mr. Woody presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Derek Allen, Esq., 230 North Elm Street, said he would like to read in some proposed conditions.

Chair Wolf asked if Mr. Allen had a copy of the ordinance, which had the development standards listed in it.

Mr. Ruska said probably the most relevant standard is that it does require a mix of uses with non-residential on the ground floor and residential above it. In the staff report, you have a definition of mixed development.

Mr. Allen said the original condition, which says that we are going to be mixed development pursuant to 30-5-2.59 uses Mixed Development as a term of art, which he did not think anyone had ever done in terms of using that as a planning tool. The big things to know about it are it is permitted in GB, HB, SC and CP; it has got to have mixed-uses on a single site and you have to have at least 20 percent non-residential in the principal buildings. The proposed conditions that they are offering up now are the result of two things: One is further discussions with staff and looking at their mixed development materials. The other thing that they have done is met with the neighbors and had continuing dialogue with them so the other conditions that you see here are the result of that. He read those into the record: 2) Interior pedestrian circulation between the principal buildings, and between the principal buildings and public sidewalks, shall be provided through the use of clearly defined walkways. For the purposes of compliance with this condition "walkways" shall not be construed to mean "sidewalks." These walkways may be defined by painted crosshatched areas. 3) All exterior lighting in the parking areas shall be directed towards the interior of the property. 4) There shall be a maximum of thirty-eight (38) residential units. All residential units shall be "for sale" only. 5) There shall be a thirty (30)-foot wide vegetative buffer between the subject property and the residential properties on the southern boundary, consisting of undisturbed vegetation supplemented with additional plantings. The developer shall install a six (6) foot high solid or opaque wooden fence on the northern side of this buffer. In addition, the developer shall plant six (6) foot tall (measured at the time of planting) evergreens, eight (8) feet on center, on the northern side of the wooden fence. 6)

Facades/exterior walls shall be articulated with recesses, projections, doors or windows. No uninterrupted length of any facade shall exceed fifty (50) feet. 7) The property will be designed and developed in a unified manner and will incorporate similar and complementary architectural features such as masonry materials and roof materials, planting materials, signage, lighting and paving surfaces. 8) The exterior of the principal buildings shall be primarily brick. 9) All buildings shall be limited to three (3) above ground stories. 10) There shall be a thirty (30) foot wide vegetative buffer on a portion of the eastern boundary of the property, consisting of undisturbed vegetation supplemented with additional plantings, extending from the southern property line to a point 150 feet north of the southern property line. 11) No dumpster shall be located within 150 feet of the southern boundary line of the property. 12) The following uses shall be prohibited on the subject property: Nursing or Convalescent Homes; Psychiatric Hospitals; Automobile Repair Services (Major and Minor); Automobile Towing and Storage Services; Car Washes; Equipment Repairs; Funeral Homes or Crematoriums; Convenience Stores with fuel Pumps; Fuel Sales; Motor Vehicle Sales (new and used); Motorcycle sales; Recreational Vehicle Sales; Service Stations, Gasoline.

Mr. Matheny moved acceptance of the amended conditions as read, seconded by Mr. Gilmer. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

Mr. Allen spoke to the Comp Plan Amendment, which in this case is necessitated by the fact that the front half of the property is in the mixed-use commercial designation of the Comp Plan. The back half is still in the single family. In order to bring the whole thing into conformity, they have to submit a Comp Plan Amendment. He gave the history of the property. He presented a letter that they had sent out to the neighbors on the same list that staff used. As a result of that, they received several phone calls, both from their commercial neighbors and from the residential neighbors. They met with the neighbors last week. He explained to them what conditional district zoning was and that the concerns that the neighbors had, they could translate into conditions, place them on the property so that they would be assured that the concerns would be addressed by the developer and that they as residents would not have to worry about enforcing these conditions. The development would never be permitted by the City for anything other than what was put in the conditions. He was informed that the neighbors were okay with these conditions. He talked about their concerns and then talked about the conditions that addressed those concerns. He said there might be additional conditions added at the City Council level since there were other concerns of the neighbors. In short, they have looked at the Comp Plan, specifically infill principles and mixed development principles and think that they have come up with a plan and conditions that match up with it perfectly. The only accesses permitted will be one on Braxton Lane and one on Martinsville and that would be as far south as it could be on the property. There may be other changes made at the TRC level. They feel this is a true mixed development project.

Speaking in opposition was Gordon Turner, 1702 Willowick Drive. He had one problem with the project. He totally supports the plan, but the problem they have at Pisgah Church and Lawndale, as well as Martinsville and Pisgah Church, are two horrendous

intersections. Just this past Friday night, they had another major head-one collision there. His main opposition was the additional traffic that would be created, especially where Braxton exits onto Lawndale.

Chair Wolf called for a break from 6:10 to 6:22 p.m.

Also speaking in partial opposition was Cindy Gazard, 2105 Braxton Lane. Her home was on a corner across the street from the Edward Jones building. She was in favor of this project and in the process she wanted to sell her lot. On the other hand, she was concerned with what was going to happen if they run all the traffic in front of her house and she has the only house. She felt certain this would be a great project. She thought they needed to look at the traffic, but she was all for it.

Speaking in rebuttal for the applicant, Mr. Allen wanted to address Mr. Turner's comments about the traffic. He believed that the traffic issues Mr. Turner brought up are properly addressed at TRC and he thought most of the traffic issues Mr. Turner brought up are not things that they can impact. Whether or not they build, those intersections are still at the same level. One interesting point is the traffic issues that exist out there now really underscore the reason that you ought to approve this kind of development. We need to be thinking of this infill-type development, these anti-sprawl measures, in providing this kind of development where people can live, shop and work all in a close proximity.

Speaking in rebuttal for the opposition, Mr. Turner said last year, because of traffic problems, they paid for off-duty police officers to get people in and out of the shopping center. In looking at traffic coming onto Lawndale from Summerfield and Oak Ridge, we are talking about huge growth, Lake Jeanette has huge growth, so it is all coming to that one little area there and it is not really dispersing. The project is great, and they have addressed the exit on Martinsville pretty good. The problem is coming off of Lawndale. It does not meet any specifications whatsoever for a commercial street. There are three residential lots before you get to this project. There is a cut-through from Pisgah Church, which cuts through the Edward Jones' property, which in the plan he got from the City shows the cut-through going into this new complex. He had been told by everyone that this cannot happen. He felt the City needed to address the traffic study wholeheartedly.

In response to a question from Mr. Gilmer, Ms. Reeves said she believed he was mentioning the access point on the conceptual site plan that they showed out to Pisgah Church Road. She had already discussed that one and GDOT will not approve a driveway there. The approval or denial of a driveway is up to the Director of GDOT or his designee. So that is not something that is a TRC decision, it is strictly a traffic engineering decision and a driveway out to Pisgah Church Road will not be approved. The one on Martinsville will be pushed further south and they would be required to build a left turn lane and the one that they proposed on Braxton Lane will have to meet their standards as well.

Chair Wolf closed the public hearing.

Mr. Ruska said in the staff report that was posted on Thursday morning, staff made a recommendation for a continuance. That was based on some unanswered questions that they had as a result of inadequate time to review the TIS that was delivered to Ms. Reeves on Wednesday, as well as to a minor extent additional conditions, which staff was expecting would come forth and which they did not receive until Friday. Now that staff has received both, Ms. Reeves has had a chance to look at the TIS. Staff is going to recommend in favor of this rezoning with a qualified approval and that is that the mitigation measures addressed in the TIS are actually implemented. As far as the additional conditions go, they are the type of conditions that staff was looking for all along, but they understand that Mr. Allen had to discuss those conditions with the neighborhood and receive the neighborhood's input and suggestions as well. With that qualification, staff does recommend in favor of this. A portion of the site is already indicated as mixed use commercial on the GFLUM. The Pisgah Church/Lee's Chapel Corridor Study identified the Lawndale/Pisgah Church area as a commercial node that should continue to function. This is the second true vertical mixed use development that we have seen and staff is very supportive of this type of project because of the Comp Plan.

Mr. Matheny said this was a great plan. It was a little bit different than the one we saw earlier. The buffers, the 30-feet, the height of the building he did think were perfect. When he looks at the traffic, in his position here he would look at, "Is this application correct for that land use?" He does believe it is. So at this time, he would just like to say the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on Martinsville Road and Braxton Lane from RS-12 to CD-GB, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It is generally consistent with the Mixed Use Commercial land use category indicated for a portion of this site on the Connections 2025 Generalized Future Land Use map; it promotes sound investment in Greensboro's urban areas; and it promotes new patterns and intensities of use to enhance quality of life in urban areas. Mr. Gilmer seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)



City of Greensboro
City Council
Agenda Item

TITLE Resolution closing Fore Place from the southwestern end of a proposed city standard turn-around to its end and the 5-foot portion along its northern edge.

Department: Planning	Current Date: 7/28/06
Contact 1: Steve Galanti	Public Hearing: <i>Yes, 9/5/06</i>
Phone: 373-2918	Advertising Date:
Contact 2: Dick Hails	Advertised By:
Phone: 373-2922	Authorized Signature: <i>Alexander G. MacIntosh</i>
Attachments: Attachment A: "PL(P)06-32" map	

PURPOSE:

The abutting property owners have requested the closing of a portion of Fore Place from the southwestern end of a proposed city standard turn-around to its end and the 5-foot portion along its northern edge.

BACKGROUND:

This street alignment was the continuation of Freeman Mill Road before it was realigned and changed to Creek Ridge Road. The southwestern most section of Fore Place was previously closed, eliminating a dangerous five-point intersection with West Vandalia Road.

The developer who owns the property on the north side of Fore Place and the church who owns the south side have signed the petition (100%).

BUDGET IMPACT:

There will be no impact on current or future budgets.

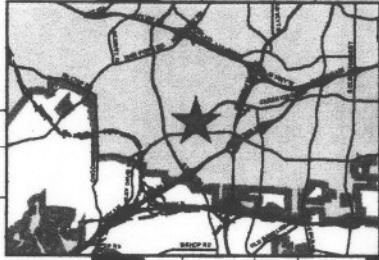
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this street closing to the Planning Board and to City Council. The Planning Board recommended this street closing at its July meeting on a vote of 6-0. The Planning Board determined that circumstances here allow the City to make the two required findings for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

Accordingly, it is recommended that on September 5, 2006, the City Council adopt a resolution closing a portion of Fore Place from the southwestern end of a proposed city standard turn-around to its end and the 5-foot portion along its northern edge.

CITY COUNCIL
September 5, 2006

ATTACHMENT A



PINECROFT RD

FORE PL

PROPOSED STREET CLOSING
Portion of Fore Pl
PL(P)06-32

CREEK RIDGE RD

W VANDALIA RD

CROYDON PL



1"=100'
Sheets
109



City of Greensboro
City Council
Agenda Item

TITLE: Resolution closing a portion of the unnamed alley located north of West Washington Street, running from 75 feet west of Blandwood Avenue westward to its end, a distance of approximately 53 feet.

Department:	Planning	Current Date:	7/28/06
Contact 1:	Steve Galanti	Public Hearing:	<i>Yes, 9-5-06</i>
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>Alexander G. MacIntosh</i>
Attachments:	Attachment A: "PL(P)06-33" map		

PURPOSE:

The abutting property owners have requested the closing of the unnamed Alley located north of West Washington Street, running from 75 feet west of Blandwood Avenue westward to its end, a distance of approximately 53 feet.

BACKGROUND:

The alley was shown on the plat of Blandwood Subdivision recorded in 1905 (P.B. 3, Pg. 160). It currently provides access to the adjoining properties.

The proposed development of the adjoining properties does not anticipate use of the alley for access. All of the owners of the properties have signed the petition (100%).

BUDGET IMPACT:

There will be no impact on current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this street closing to the Planning Board and to City Council. The Planning Board recommended this street closing at its July meeting on a vote of 6-0. The Planning Board determined that circumstances here allow the City to make the two required findings for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

Accordingly, it is recommended that on September 5, 2006, the City Council adopt a resolution closing a portion of the unnamed alley located north of West Washington Street, running from 75 feet west of Blandwood Avenue westward to its end, a distance of approximately 53 feet.

CITY COUNCIL
September 5, 2006



ATTACHMENT A

PROPOSED ALLEY CLOSING
Alley North of 400 Block of
W Washington St and East of 200 Block
of Blandwood Ave

PL(P)06-33

S EDGEWORTH ST

BLANDWOOD AVE

S EUGENE ST

W WASHINGTON ST



1"=100'
Sheet
1



City of Greensboro
City Council
Agenda Item

TITLE: Resolution confirming assessment roll for roadway improvements on Henry Street from existing pavement to dead end.

Department: Engineering

Current Date: 8-30-06

Contact 1:

Public Hearing:

Phone:

Advertising Date:

Contact 2:

Advertised By: City Clerk

Phone:

Authorized Signature:

Attachments: Resolution, maps, assessment roll

PURPOSE:

To confirm the assessment roll for the improvements.

BACKGROUND:

The City Council adopted a resolution ordering the making of these improvements on August 21, 2001.

BUDGET IMPACT:

RECOMMENDATION / ACTION REQUESTED:

Council is requested to adopt the resolution confirming assessment roll for roadway paving improvements on Henry Street from existing pavement to dead end.

jc

RESOLUTION ORDERING THE MAKING OF CERTAIN LOCAL
IMPROVEMENTS

HENRY STREET FROM EXISTING PAVEMENT TO DEAD END

WHEREAS, due notice has been given that on the 21st day of August, 2001 at 6:00 p.m. in the Council Chamber in the Municipal Office Building a public hearing would be held on the improvements hereinafter described and that all objections to the legality of the making of the improvements are required by law to be made in writing, signed in person or by attorney, and filed with the City Clerk at or before the time of the public hearing; and

WHEREAS, the public hearing has now been held and no objections have been made to the making of the improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

A. That the street or streets hereinabove set out is/are

HENRY STREET FROM EXISTING PAVEMENT TO DEAD END

B. That the local improvements to be made on the street or streets set out above are as follows:

- (a) Roadway Paving Improvements. The street or streets hereinabove named within the limits defined to be paved a maximum of 30 feet in width with stone base asphaltic concrete surface, the paving to include grading, construction of storm sewers, and necessary laterals, laying of concrete curbs and gutters, and all other work incidental to the paving.

C. That the proportion of the cost of the improvements to be assessed against the abutting property and the terms of payment will be as provided in the Notice of Public Hearing which was served on the owners of the property to be assessed.

D. That this resolution be published one time in a newspaper published in the City of Greensboro as notice of the matters herein set out.

The foregoing resolution was adopted
by the City Council of the City of
Greensboro, NC on

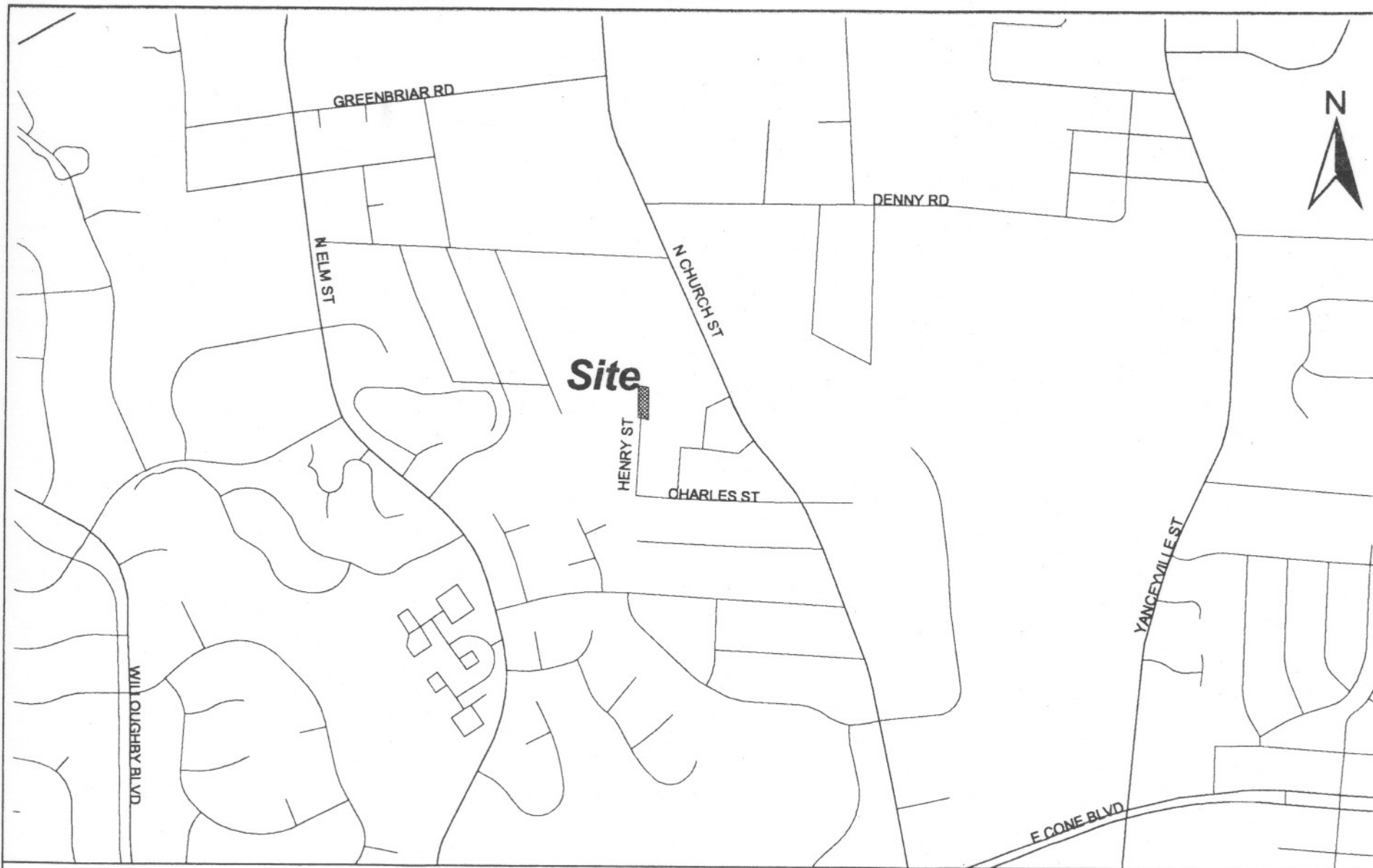
August 21, 2001
[Signature]
City Clerk

Approved as to form

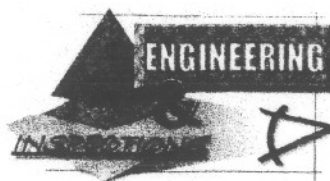
[Signature]
City Attorney

#4
H-217
71-80

[Signature]

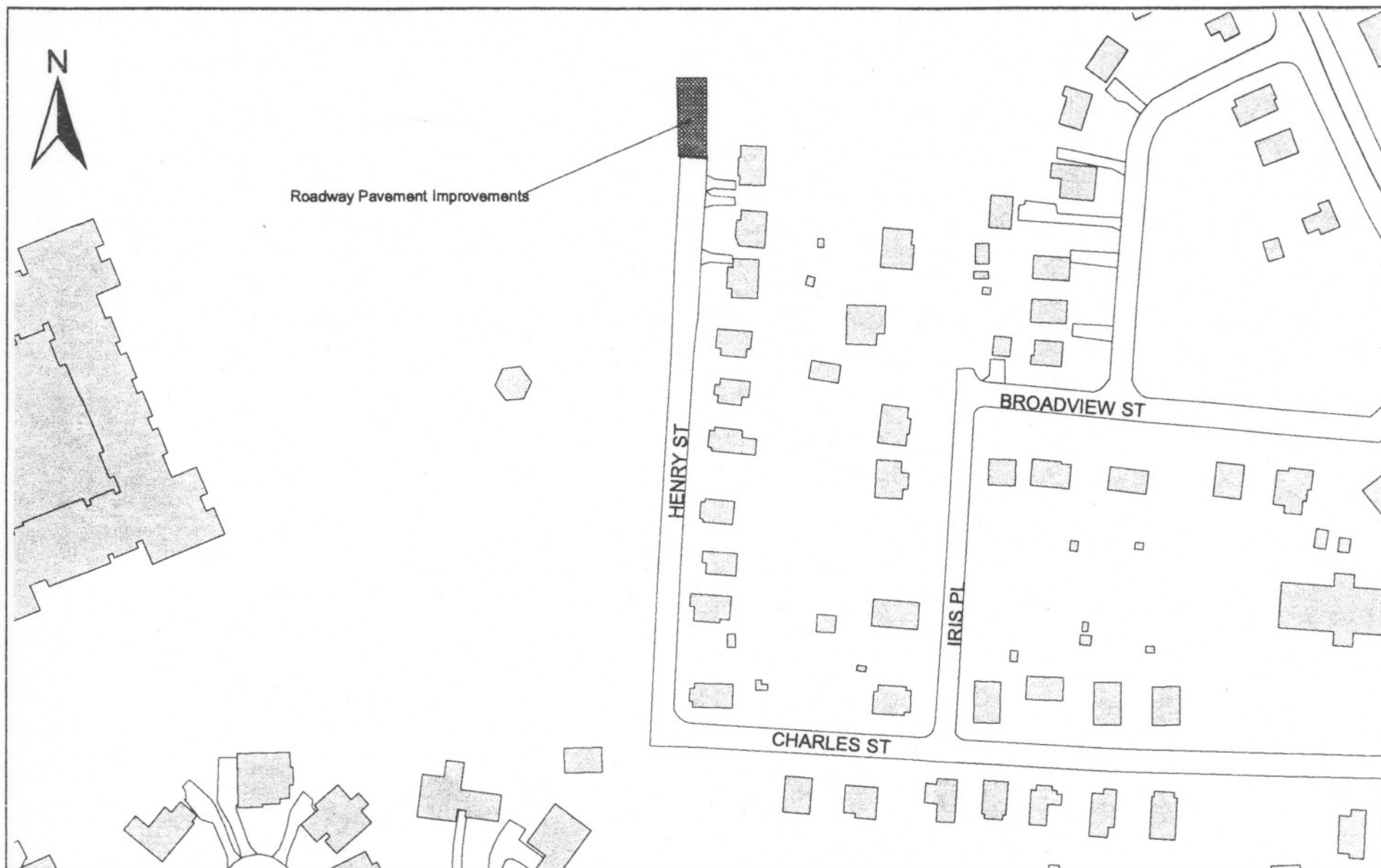


**Vicinity Map for Henry Street
Roadway Improvements
(Henry Street from existing pavement to Dead End)**



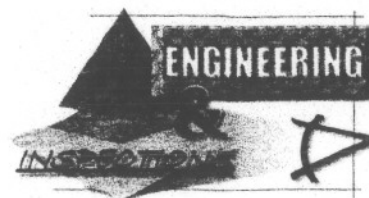
Engineering Records Map 235

Complied By: T.M. Bigelow
07-27-01



Engineering Records Map 235

Henry Street Roadway Improvements (Henry Street From Existing Pavement to Dead End)



Engineering Records Map 235

Complied By: T.M. Bigelow
07-27-01



City of Greensboro
DEPARTMENT of ENGINEERING and INSPECTIONS

7/21/2006

ASSESSMENT ROLL - ADVERTISEMENT

Project No.: P04003
Project Title: Henry Street
Proj. Limits: Existing pavement to dead end.

Proj. Engineer: Guy Ingle
Confirmation Date: _____
Due Date: _____

Improvement/s: Roadway
Water

PROPOERTY OWNER NAME	PROPERTY FRONTAGE	OWNER CODE	TOTAL ASSESSMENT CHARGES
<u>EAST SIDE</u>			
DARRYL A CARMICHAEL ETUX VERONICA K CARMICHAEL 3120 HENRY ST GREENSBORO, NC 27406	Signed Signed 64.35	0001E	\$586.73 \$0.00
25.51' C&G actual installed of 64.34' total frontage, (Water main previously existed)			
<u>WEST SIDE INTERSECTS</u>			
A RAEFORD FIELDS ETUX CAROL K. FIELDS 3406 OLD CLIMAX RD PLEASANT GARDEN, NC 27313	25	0003E	\$2,120.00 \$0.00
W&S laterals @ dirt street rate			
<u>WEST SIDE INTERSECTS</u>			
CITY OF GREENSBORO C/O MR. DAN MAXSON P.O.BOX 3136 GREENSBORO, NC 27402	810.05	0005W	\$3,305.10 \$0.00
Actual 143.70' of C&G Installed on 810.24' of total frontage (Water main previously existed) - part of Henry			
<u>LIMIT INTERSECTS</u>			
A. RAEFORD FIELDS ETUX CAROL K. FIELDS 3406 OLD CLIMAX RD PLEASANT GARDEN, NC 27313-0000	25	0002E	\$2,120.00 \$0.00
W&S laterals @ dirt street rate			
A. RAEFORD FIELDS ETUX CAROL K. FIELDS 3406 OLD CLIMAX RD PLEASANT GARDEN, NC 27313-0000	68.63	0004E	\$3,516.16 \$0.00
W&S laterals @ dirt street rate			
<u>LIMIT INTERSECTS</u>			
Total Assessed Amount:			\$11,647.99



City of Greensboro
City Council
Agenda Item

TITLE: Resolution confirming assessment roll for water main improvements-a 6" water main to be installed in Henry Street from approximately 665' north of the intersection of Henry Street and Charles Street to approximately 785' north of the intersection of Henry Street and Charles Street.

Department: Engineering	Current Date: 8-30-06
Contact 1:	Public Hearing:
Phone:	Advertising Date:
Contact 2:	Advertised By: City Clerk
Phone:	Authorized Signature:
Attachments: Resolution, maps, assessment roll	

PURPOSE:

To confirm the assessment roll for the improvements.

BACKGROUND:

The City Council adopted a resolution ordering the making of these improvements on April 1, 2003.

BUDGET IMPACT:

RECOMMENDATION / ACTION REQUESTED:

Council is requested to adopt the resolution confirming assessment roll for water main improvements-a 6" water main to be installed in Henry Street from approximately 665' north of the intersection of Henry Street and Charles Street to approximately 785' north of the intersection of Henry Street and Charles Street.

jc

20
H-218
72-177

RESOLUTION ORDERING THE MAKING OF CERTAIN LOCAL
IMPROVEMENTS

A 6-INCH WATER MAIN TO BE INSTALLED IN HENRY STREET FROM
APPROXIMATELY 665 FEET NORTH OF THE INTERSECTION OF HENRY
STREET AND CHARLES STREET TO APPROXIMATELY 785 FEET NORTH
OF THE INTERSECTION OF HENRY STREET AND CHARLES STREET

WHEREAS, due notice has been given that on the 1st day of April, 2003 at
6:00 p.m. in the Council Chamber in the Municipal Office Building a public
hearing would be held on the improvements hereinafter described and that all
objections to the legality of the making of the improvements are required by law
to be made in writing, signed in person or by attorney, and filed with the City
Clerk at or before the time of the public hearing; and

WHEREAS, the public hearing has now been held and no objections have been
made to the making of the improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF GREENSBORO:

A. That the street or streets hereinabove set out is/are

A 6-INCH WATER MAIN TO BE INSTALLED IN HENRY STREET FROM
APPROXIMATELY 665 FEET NORTH OF THE INTERSECTION OF HENRY
STREET AND CHARLES STREET TO APPROXIMATELY 785 FEET NORTH
OF THE INTERSECTION OF HENRY STREET AND CHARLES STREET

B. That the local improvements to be made on the street or streets set out above
are as follows:

- (a) Water Main Improvements. A water main to be laid on the street or
streets hereinabove named within the limits defined, and necessary
laterals to be laid for the proper connection of abutting property with
the water main.

C. That the proportion of the cost of the improvements to be assessed against
the abutting property and the terms of payment will be as provided in the Notice
of Public Hearing which was served on the owners of the property to be
assessed.

D. That this resolution be published one time in a newspaper published in the
City of Greensboro as notice of the matters herein set out.

The foregoing resolution was adopted
by the City Council of the City of
Greensboro, NC on

Thandette Burrage
White
April 1, 2003

Juanita F. Cooper
C. C. R.

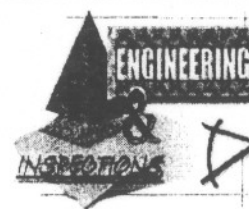
Approved as to form

LAH
City Attorney



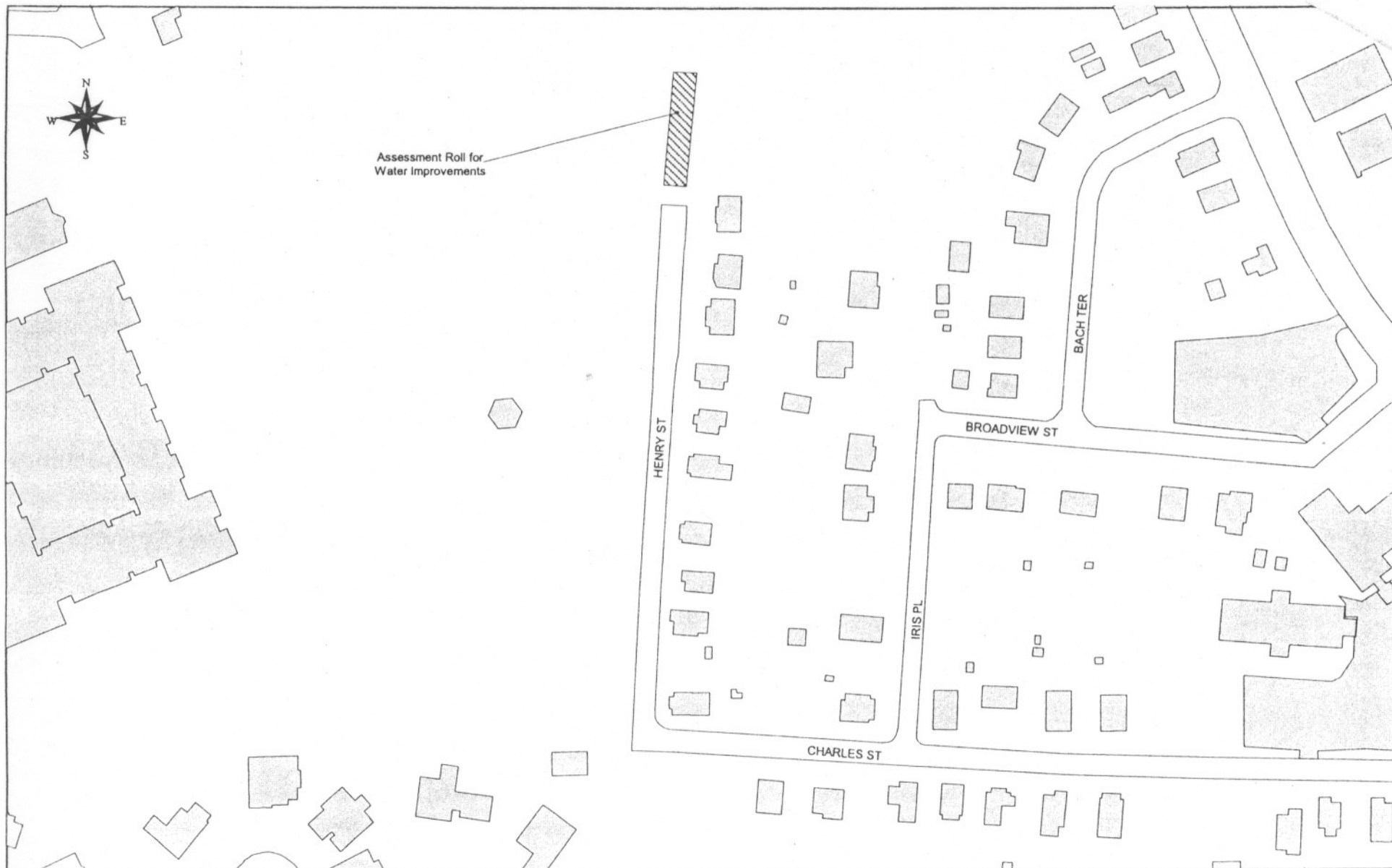
Vicinity Map for Water Improvements

Henry Street (from 665'N of int. Henry St. and Charles St. to
785'N of int. Henry St. and Charles St.)



Engineering Records Map 331

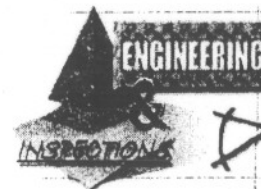
Complied By: T.M. Bigelow
02-07-03



Engineering Records Map 331

Water Improvements

Henry Street (from 665'N of int. Henry St. and Charles St. to
785'N of int. Henry St. and Charles St.)



Engineering Records Map 331

Complied By: T.M. Bigelow
02-07-03



City of Greensboro
DEPARTMENT of ENGINEERING and INSPECTIONS

7/21/2006

ASSESSMENT ROLL - ADVERTISEMENT

Project No.: P04003

Project Title: Henry Street

Proj. Limits: Existing pavement to dead end.

Improvement/s: Roadway
Water

Proj. Engineer: Guy Ingle

Confirmation Date: _____

Due Date: _____

PROPOERTY OWNER NAME	PROPERTY FRONTAGE	OWNER CODE	TOTAL ASSESSMENT CHARGES
<u>EAST SIDE</u>			
DARRYL A CARMICHAEL ETUX VERONICA K CARMICHAEL 3120 HENRY ST GREENSBORO, NC 27406	Signed Signed 64.35	0001E	\$586.73 \$0.00
25.51' C&G actual installed of 64.34' total frontage, (Water main previously existed)			
<hr/>			
A RAEFORD FIELDS ETUX CAROL K. FIELDS 3406 OLD CLIMAX RD PLEASANT GARDEN, NC 27313	25	0003E	\$2,120.00 \$0.00
W&S laterals @ dirt street rate			
<u>WEST SIDE INTERSECTS</u>			
CITY OF GREENSBORO C/O MR. DAN MAXSON P.O.BOX 3136 GREENSBORO, NC 27402	810.05	0005W	\$3,305.10 \$0.00
Actual 143.70' of C&G Installed on 810.24' of total frontage (Water main previously existed) - part of Henry			
<u>LIMIT INTERSECTS</u>			
<hr/>			
A. RAEFORD FIELDS ETUX CAROL K. FIELDS 3406 OLD CLIMAX RD PLEASANT GARDEN, NC 27313-0000	25	0002E	\$2,120.00 \$0.00
W&S laterals @ dirt street rate			
<hr/>			
A. RAEFORD FIELDS ETUX CAROL K. FIELDS 3406 OLD CLIMAX RD PLEASANT GARDEN, NC 27313-0000	68.63	0004E	\$3,516.16 \$0.00
W&S laterals @ dirt street rate			
<u>LIMIT INTERSECTS</u>			
<hr/>			
Total Assessed Amount:			\$11,647.99



City of Greensboro
City Council
Agenda Item

TITLE: Resolution confirming assessment roll for roadway paving and sanitary sewer improvements on Aloe Road from Nile Road to Sims Road.

Department: Engineering

Current Date: 8-30-06

Contact 1:

Public Hearing:

Phone:

Advertising Date:

Contact 2:

Advertised By: City Clerk

Phone:

Authorized Signature:

Attachments: Resolution, maps, assessment roll

PURPOSE:

To confirm the assessment roll for the improvements.

BACKGROUND:

The City Council adopted a resolution ordering the making of these improvements on September 5, 2000.

BUDGET IMPACT:

RECOMMENDATION / ACTION REQUESTED:

Council is requested to adopt the resolution confirming assessment roll for roadway paving and sanitary sewer improvements on Aloe road from Nile Road to Sims Road.

jc

PET. 00-3

A-111
70-370

RESOLUTION ORDERING THE MAKING OF CERTAIN LOCAL
IMPROVEMENTS

ALOE ROAD FROM NILE ROAD TO SIMS ROAD

WHEREAS, due notice has been given that on the 5th day of September, 2000 at 6:00 p.m. in the Council Chamber in the Municipal Office Building a public hearing would be held on the improvements hereinafter described and that all objections to the legality of the making of the improvements are required by law to be made in writing, signed in person or by attorney, and filed with the City Clerk at or before the time of the public hearing; and

WHEREAS, the public hearing has now been held and no objections have been made to the making of the improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

A. That the petition for the local improvements hereinafter described is hereby found to be sufficient in all respects.

B. That the local improvements to be made on the street or streets set out above are as follows:

- (a) Roadway Paving Improvements. The street or streets hereinabove named within the limits defined to be paved a maximum of 30 feet in width with stone base asphaltic concrete surface, the paving to include grading, construction of storm sewers, and necessary laterals, laying of concrete curbs and gutters, and all other work incidental to the paving.
- (b) Sanitary Sewer Improvements. A sanitary sewer main to be laid on the street or streets hereinabove named within the limits defined, and necessary laterals to be laid for the proper connection of abutting property with the sewer main.

C. That the proportion of the cost of the improvements to be assessed against the abutting property and the terms of payment will be as provided in the Notice of Public Hearing which was served on the owners of the property to be assessed.

D. That this resolution to be published one time in a newspaper published in the City of Greensboro as notice of the matters herein set out.

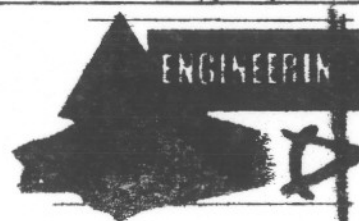
The foregoing resolution was adopted
by the City Council of the City of
Greensboro, N. C. on

Sept 5 2000
Guarita J. Cooper
City Clerk

Approved: Cell Word, Deputy
City Attorney



Vicinity Map for Assessment Roll of Aloe Road Roadway, Water and Sewer Improvements



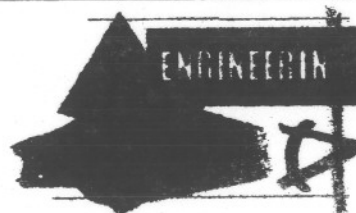
Engineering Records Map 167

Compiled By: T.M. Bigelow
08-28-00



Engineering Records Map 167

Aloe Road Assessment Roll of
Roadway, Water and Sewer Improvements



Engineering Records Map 167

Compiled By: T.M. Bigelow
08-28-00



ASSESSMENT ROLL - ADVERTISEMENT

Project No.: P03860

Project Title: Aloe Road

Proj. Limits: Nile Pl. to Sims Rd.

Improvement/s: Roadway
Sewer

Proj. Engineer: Donald Arant

Confirmation Date: _____

Due Date: _____

PROPOERTY OWNER NAME		PROPERTY FRONTAGE	OWNER CODE	TOTAL ASSESSMENT CHARGES
<u>WEST SIDE - NILE PLACE INTERSECTS IF EXTENDED</u>				
SIDNEY JEFFERS HEIRS C/O ELEANOR R. JEFFERS 300 ALOE ROAD GREENSBORO, NC 27409	Signed	200.17	0001W	\$6,939.91
		AMOUNT ASSUMED BY CITY		\$1,586.55
(Exempt 60' Pav and 13.77' Sew) City				
LORENZO MEACHUM ONLY 308 ALOE RD GREENSBORO, NC 27409	Signed	99.88	0002W	\$4,715.44
				\$0.00
J L MEACHUM ETUX THERESA C MEACHUM 310 ALOE RD GREENSBORO, NC 27409	Signed Signed	99.9	0003W	\$4,716.20
				\$0.00
BELVIN J. JESSUP ONLY 700 E FLORIDA ST GREENSBORO, NC 27406		99.9	0004W	\$4,716.20
				\$0.00
YASMIN H POWER 314 ALOE RD GREENSBORO, NC 27409	Signed	99.92	0005W	\$4,716.96
				\$0.00
BASILEA ENTERPRISES, LLC P.O BOX 14384 GREENSBORO, NC 27415	Signed	100.41	0006W	\$3,815.58
				\$0.00
(Collections check for pre-payment of \$4720 early 2003 by Rufus Farrior, atty) 373-0882				
OTIS LOCKETT ETUX BARBARA J. LOCKETT 7209 HENSON FARMS WAY SUMMERFIELD, NC 27358		102.32	0007W	\$3,888.16
				\$0.00

PROPOERTY OWNER NAME		PROPERTY FRONTAGE	OWNER CODE	TOTAL ASSESSMENT CHARGES
FRANK D HAYES SR TRUSTEE ETHEL M. HAYES TRUSTEE FOR THE HAYES FAMILY LIVING TRUST 4529 W WENDOVER AVE GREENSBORO, NC 27409 (Exempt 30' Pav) City SIMS ROAD INTERSECTS - LIMIT INTERSECTS	Signed	193.45	0008W	\$6,263.80
		AMOUNT ASSUMED BY CITY		\$2,007.30
JOSEPH L MEACHUM ETUX THERESA C MEACHUM 310 ALOE RD GREENSBORO, NC 27409 (Exempt 15' Pav) City	Signed Signed	319.98	0009EA	\$13,334.24
		AMOUNT ASSUMED BY CITY		\$345.00
ROBERT L HAIRSTON ETUX GLADYS Z HAIRSTON 483 CRANE DRIVE LAWRENCEVILLE, GA 30045		39.87	0010E	\$1,515.06
				\$0.00
HELEN M GILREATH L/T GREND A M. BRASFIELD 506 PEACOCK DR LANDOVER, MD 20785	Signed Signed	159.65	0011E	\$6,066.70
				\$0.00
WILLIAM T RIGHTSSELL JR BY WILL P.O BOX 9351 GREENSBORO, NC 27429		119.98	0012E	\$4,559.24
				\$0.00
FRANK D HAYES TRUSTEE ETHEL M HAYES TRUSTEE FOR THE HAYES FAMILY LIVING TRUST 4529 W WENDOVER AVE GREENSBORO, NC 27403 (Exempt 15' Pav) City SIMS ROAD INTERSECTS - LIMIT INTERSECTS	Signed Signed	102.65	0013E	\$3,555.70
		AMOUNT ASSUMED BY CITY		\$345.00
<u>EAST SIDE</u> JUNE S FULTZ WIDOW 1202 MCDOWELL DR GREENSBORO, NC 27408 (Exempt 15' Pav) City HIBLER ROAD INTERSECTS		243.24	0009E	\$8,898.12
		AMOUNT ASSUMED BY CITY		\$345.00
Total Assessed Amount:				\$77,701.31



City of Greensboro
City Council
Agenda Item

TITLE: Budget Ordinance – Appropriation of Grant Funds From HUD to Fund the Fair Housing Assistance Program (FHAP)

Department:	Human Relations	Current Date:	August 9, 2006
Contact 1:	John Shaw	Public Hearing:	No
Phone:	373-2038	Advertising Date:	N/A
Contact 2:	Warlena Lane	Advertised By:	N/A
Phone:	373-2038	Authorized Signature:	
Attachments:	Attachment A - Ordinance Amending the Federal, State and Other Grants Project Fund Budget to Appropriate Grant Funds from HUD for Fair Housing Assistance Program		

PURPOSE:

The purpose of this ordinance is to appropriate grant funds from HUD in the amount of \$17,900 to cover training costs for the Fair Housing Assistance Program. A budget amendment needs to be approved by City Council to permit the expenditure of funds.

BACKGROUND:

In June 2006 the Human Relations Department received FY 2006 Training Funds from FHAP grant number FF204K064013 in the amount of \$17,900. These funds support the training activities related to the delivery of the FHAP by the City's Human Relations Department.

BUDGET IMPACT:

Approval of this ordinance does not require additional City funds. The attached ordinance results in a net increase of \$17,900.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$17,900 to fund training expenses for the Fair Housing Assistance Program.

Item Number 24

ATTACHMENT A

ORDINANCE AMENDING THE FY 2006-2007 FEDERAL, STATE AND OTHER GRANTS PROJECT FUND BUDGET FOR THE FAIR HOUSING ASSISTANCE PROGRAM

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the FY 2006-2007 Federal, State and Other Grants Project Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Federal, State, and Other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-0354-01.5561	Seminar/Training Expense	<u>\$17,900</u>
Total:		\$17,900

and, that this increase be financed by increasing the following FY 2006-2007 Federal, State and Other Grants Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-0354-01.7100	Federal Grant	<u>\$17,900</u>
Total:		\$17,900

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Federal Forfeiture Grant to Enhance the Police Department's Computer Forensic Lab

Department:	Police	Current Date:	8/10/06
Contact 1:	J. Smith	Public Hearing:	No
Phone:	373-2352	Advertising Date:	NA
Contact 2:	R. F. Reese	Advertised By:	NA
Phone:	373-2513	Authorized Signature:	<i>Don Blackburn</i>
Attachments:	Attachment A: Ordinance Amending State, federal, and Other Grants Fund Budget for the Appropriation of Federal Forfeiture Funds for the Purchase of Computer Equipment, Software and Training to Enhance the Police Department's Computer Forensics Lab.		

PURPOSE

Title 21, United States Code, Section 881 (e) allows local law enforcement agencies to share in the proceeds from the sale of seized assets and cash from certain criminal investigations. The utilization of these funds through this grant would provide for the purchase of computer equipment and software to upgrade the police department's Computer Forensic Lab and for training on the new equipment. A budget amendment needs to be approved by the City Council to permit the expenditure of funds.

BACKGROUND

As new and improved technological advances appear, so do the criminal use of these technologies in crimes of all types. The Greensboro Police Department is committed to conducting quality investigations and as a result, it is the mission of the department to maintain competence in conducting high-tech investigations. The purchase of new computer equipment and software is needed to equip the department's Computer Forensics Lab to meet the demands of changing technologies. Training is also needed to ensure that our investigators are equipped with the knowledge to understand the most current software and hardware uses. Funding for this computer equipment, software and training is not included within the department's general fund.

These expenses are allowable expenditures under Federal Forfeiture Guidelines.

BUDGET IMPACT

This purchase will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$116,400 in Federal Forfeiture Funds for the purchase of computer equipment and software to upgrade the Greensboro Police Department's Computer Forensic Lab and for training on the new equipment.

Attachment A

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF FEDERAL FORFEITURE FUNDS FOR THE PURCHASE OF COMPUTER
EQUIPMENT, SOFTWARE AND TRAINING TO ENHANCE THE POLICE DEPARTMENT'S
COMPUTER FORENSICS LAB

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3520-01.5212	Computer Software	\$21,000
220-3520-01.5235	Small Tools and Equipment	\$14,800
220-3520-01.5520	Training / Seminars Expense	\$15,000
220-3520-01.5949	Miscellaneous	\$23,600
220-3520-01.6053	Personal Computers	\$32,000
220-3520-01.6059	Other Capital Equipment	<u>\$10,000</u>
TOTAL:		\$116,400

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3520-01.7104	Federal Forfeiture funds	<u>\$116,400</u>
TOTAL:		\$116,400

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Federal Forfeiture Grant for a Security Fence for Evidence Storage

Department:	Police	Current Date:	8/4/06
Contact 1:	J. Smith	Public Hearing:	No
Phone:	373-2352	Advertising Date:	NA
Contact 2:	R.F. Reese	Advertised By:	NA
Phone:	373-2513	Authorized Signature:	<i>Jan Blackburn</i>
Attachments:	Ordinance Amending State, federal, and Other Grants Fund Budget for the Appropriation of Federal Forfeiture Funds for a Security Fence at the Police Department's Evidence Storage Facility		

PURPOSE

Title 21, United States Code, Section 881 (e) allows local law enforcement agencies to share in the proceeds from the sale of seized assets and cash from certain criminal investigations. The use of these funds through this grant would provide for the construction of a security fence at the Police Department's Evidence Storage Facility on Swing Road. A budget amendment needs to be approved by the City Council to permit the expenditure of funds.

BACKGROUND

The Greensboro Police Department is committed to conducting quality investigations which also involves preserving all evidence to support criminal prosecutions in court. To that end, the Department has a need to increase the amount of storage space available for vehicles that have been seized as evidence. Currently there are 41 vehicles being held in an area that is equipped with 35 spaces. The purchase of a new security fence would increase the department's currently available storage area by adding approximately 50 more spaces. Funding for this expense is not included within the department's general fund.

This expense is an allowable expenditure under Federal Forfeiture Guidelines.

BUDGET IMPACT

This purchase will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$45,500 in Federal Forfeiture Funds to purchase and install a security fence at the Police Department's Evidence Storage Facility.

Attachment A

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF FEDERAL FORFEITURE FUNDS FOR A SECURITY FENCE AT THE
POLICE DEPARTMENT'S EVIDENCE STORAGE FACILITY

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3516-01.6059	Other Capital Equipment	<u>\$45,500</u>
TOTAL:		\$45,500

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3516-01.7104	Federal Forfeiture Funds	<u>\$45,500</u>
TOTAL:		\$45,500

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Budget Ordinance – Transfer of Bryan Park Golf Course Function to the General Fund

Department: Parks & Recreation

Current Date: August 11, 2006

Contact 1: Larry Davis

Public Hearing: No

Phone: 373-2582

Advertising Date: NA

Contact 2: Susan Wuchae

Advertised By: NA

Phone: 373-2819

Authorized Signature:

Attachments: Attachment A – Ordinance Amending the FY 2006-07 Bryan Park Enterprise Fund and FY 2006-07 General Fund Budgets to Transfer Bryan Park Golf Course Function

PURPOSE:

The purpose of this ordinance is to transfer fund appropriations from the Bryan Park Enterprise Fund to the General Fund in order to transfer the golf course function. These appropriations were approved during the FY 06-07 budget process in the separate funds (Bryan Park Enterprise and General Funds). A net of \$49,350 (including General Fund transfer of \$239,635) needs to be moved in order to transfer the third party contract expenses back into the General Fund. A budget amendment needs to be approved by City Council to permit the transfer of and expenditure of funds for fiscal year FY 06-07.

BACKGROUND:

Finance has requested the elimination of the Bryan Park Golf Course function as a separate fund and the return of these appropriations to the General Fund within Parks & Recreation. Expenditures and revenues (including General Fund transfer) that were approved for the Bryan Park Enterprise Fund need to be reduced and likewise increased within the General Fund.

BUDGET IMPACT:

Approval of this ordinance does not require additional City funds.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance transferring a net \$49,350 from the Bryan Park Enterprise Fund to the General Fund to transfer the golf course function.

Item Number 27

ATTACHMENT A

ORDINANCE AMENDING THE FY 2006-07 BRYAN PARK ENTERPRISE AND GENERAL FUNDS TO TRANSFER APPROPRIATIONS FROM THE BRYAN PARK ENTERPRISE FUND TO THE GENERAL FUND TO TRANSFER GOLF COURSE FUNDS

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the FY 2006-07 Bryan Park Enterprise Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the FY 2006-07 Bryan Park Enterprise Fund be **decreased** as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
531-5053-03.4000	Salaries & Benefits	\$ 44,146
531-5053-03.5000	Maintenance & Operations	<u>244,839</u>
TOTAL:		\$288,985

and, that this **decrease** be financed by decreasing the following FY 2006-07 Bryan Park Enterprise Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
531-5053-03.7765	Maintenance Services	\$ 47,780
531-5053-03.7803	Rent - Other	1
531-0000-00.8910	Appr. Fund Balance – Encumbrances	1,569
531-0000-00.9101	Transfer from General Fund	<u>239,635</u>
TOTAL:		\$288,985

Section 2

That the FY 2006-07 General Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the FY 2006-07 General Fund be **increased** as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-5053-03.4000	Salaries & Benefits	\$ 44,146
101-5053-03.5000	Maintenance & Operations	244,839
101-9590-01.6531	Transfer to Bryan Park Enterprise Fund	<u>(239,635)</u>
TOTAL:		\$ 49,350

and, that this **increase** be financed by increasing the following FY 2006-07 General Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-5053-03.7765	Maintenance Services	\$ 47,780
101-5053-03.7803	Rent - Other	1
101-0000-00.8910	Appr. Fund Balance - Encumbrances	<u>1,569</u>
TOTAL:		\$ 49,350

Section 3

That this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Purchase of John C. Higginbotham Property Adjoining Tannenbaum Park

Department:	Engineering & Inspections	Current Date:	8/7/06
Contact 1:	Tony Cox	Public Hearing:	N/A
Phone:	2679	Advertising Date:	N/A
Contact 2:	Louise Schneider	Advertised By:	N/A
Phone:	2871	Authorized Signature:	<i>Tony Cox</i>
Attachments:	Vicinity Map, Engineering Records Map 565		

PURPOSE:

The City of Greensboro Parks and Recreation Department wishes to acquire the John C. Higginbotham property, which is located at 107 Green Acres Lane and adjoins Tannenbaum Park. City Council approval is required to proceed with this acquisition.

BACKGROUND:

The subject property adjoins City owned, historic Tannenbaum Park. Tannenbaum Park celebrates and documents the Revolutionary War battle fought in this vicinity. The Parks and Recreation Department would like add to and enhance the park through the acquisition of this property.

An agreement has been reached with John C. Higginbotham and wife, Bernice E. Higginbotham for the purchase of their entire property at 107 Green Acres Lane, Tax Map Number 345-4-26 (home on .50 acre lot). The property has been appraised for \$164,000.00 and the owners have agreed to sell for the appraised value. It has also been agreed that the Higginbotham's will be allowed to occupy the property rent free, jointly or singularly as long as they desire. Property Management believes that this is a fair and reasonable settlement and recommends its acceptance.

BUDGET IMPACT:

Funding will be provided in the amount of \$164,000.00 from account number 410-5008-07.6011 Activity # 06156.

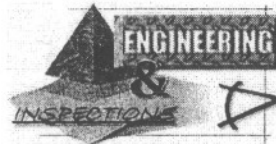
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the above described purchase of the entire property at 107 Green Acres Drive.



Engineering Records Map 565

Project: Property Purchase
Owner: John C. & wife, Bernice E. Higginbotham
Address: 107 Green Acres Lane
Tax Map #: 345-4-26



Engineering Records Map 565

Compiled By: M. Milton
07-27-06

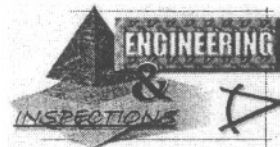
Tannenbaum Park
City of Greensboro
Tax Map #: 345-4-23

John C. & wife, Bernice E.
Higginbotham
Tax Map #: 345-4-26

Green Acres Ln

Engineering Records Map 565

Project: Property Purchase
Owner: John C. & wife, Bernice E. Higginbotham
Address: 107 Green Acres Lane
Tax Map #: 345-4-26



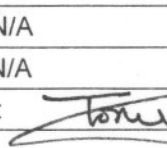
Engineering Records Map 565

Compiled By: M. Milton
07-27-06



City of Greensboro
City Council
Agenda Item

TITLE: BATTLEGROUND RAIL TRAIL – PERMUS, LLC & BUSKERS LTD, LLC

Department:	Engineering & Inspection	Current Date:	August 8, 2006
Contact 1:	Louise Schneider	Public Hearing:	N/A
Phone:	373-2871	Advertising Date:	N/A
Contact 2:	Tony Cox	Advertised By:	N/A
Phone:	373-2670	Authorized Signature:	
Attachments:	VICINITY Map & Engineering Map - 566		

PURPOSE:

The Property Management section is in the process of acquiring two Permanent Trail Easements and two Temporary Construction Easements for the Battleground Rail Trail Project. City Council approval is required to proceed with the acquisition of the Easements.

BACKGROUND:

An independent appraiser was hired to evaluate the value of the Permanent Trail Easements and Temporary Construction Easements being purchased from, PermUS, LLC and Buskers LTD, LLC identified as follows: Tax Maps 273-5-7 (2614 Battleground Avenue), 273-5-17 (2618 Battleground Avenue). The Permanent Trail Easements and Temporary Construction Easements appraised for \$45,911.38 and the owners have agreed to accept the appraised amount of \$45,911.38. Property Management recommends that the appraised amount of \$45,911.38 be accepted.

BUDGET IMPACT:

Funding is available in Account # 441-6004-02.6012 Activity # 02042.

RECOMMENDATION / ACTION REQUESTED:

Property Management recommends that City Council approve the appraised amount of \$45,911.35 for the purchase of the needed Permanent Trail Easements and Temporary Construction Easement for the Battleground Rail Trail Project.



Vicinity Map for

Project: Battleground Rail Trail P04046
Owner: Permuss, LLC & Buskers LTD, LLC
Address: 2614 & 2618 Battleground Ave
Tax Map #: 273-5-17 & 273-5-7



Engineering Records Map 566

Compiled By: M. Milton
07-28-06

Cone Blvd

Cone Blvd

Battleground Ave

Permus, LLC
Buskers, LTD LLC
Tax Map #: 273-5-17

Permus, LLC
Buskers, LTD LLC
Tax Map #: 273-5-7

Area in PTE Tract 75W-A = 703 Sq. Ft.

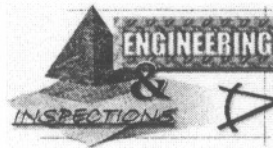
Area in TCE Tract 75W-B = 497 Sq. Ft.

Area in PTE Tract 76W-A = 1267 Sq. Ft.

Area in TCE Tract 76W-B = 653 Sq. Ft.

Engineering Records Map 566

Project: Battleground Rail Trail P04046
Owner: Permuis, LLC & Buskers LTD, LLC
Address: 2614 & 2618 Battleground Ave
Tax Map #: 273-5-17 & 273-5-7



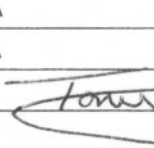
Engineering Records Map 566

Compiled By: M. Milton
07-28-06



City of Greensboro
City Council
Agenda Item

TITLE: Lake Jeanette Road Widening

Department:	Engineering & Inspections	Current Date:	August 16, 2006
Contact 1:	Kathy Kimble	Public Hearing:	N/A
Phone:	373-2759	Advertising Date:	N/A
Contact 2:	Kim Thore	Advertised By:	N/A
Phone:	373-2302	Authorized Signature:	
Attachments:	Vicinity Map and Engineering Record Map		

PURPOSE:

The Property Management Section of the Engineering & Inspections Department is in the process of acquiring the right of way and easements required for the Lake Jeanette Road Widening project. City Council approval is required to proceed with proposed transaction.

BACKGROUND:

An independent appraiser was hired to evaluate the value of the right of way and easements being taken for the property identified as Tax Map# 596-1-29 owned by Morgan Place Association. Property Management is confident that the appraised amount of \$28,462.00 is a fair price and request approval by City Council.

BUDGET IMPACT:

Funding is available in Account Number 441-6003-10.6012 Activity # 01067.

RECOMMENDATION / ACTION REQUESTED:

Property Management recommends that City Council approve the appraised amount of \$28,462.00 for the purchase of the needed right of way, slope, and temporary easements at 4600 Lake Jeanette Road for the Lake Jeanette Road Widening,



Engineering Records Map 572

Project: P03879 Lake Jeanette Widening
Owner: Morgan Place Association
Address: 4600 Lake Jeanette Rd
Tax Map #: 596-1-29



Engineering Records Map 572

Compiled By: M. Milton
08-11-06

Ridgedale Dr

Area in PSE Tract
72E-B3 = 104 Sq. Ft.

Existing 20' Landscape Buffer

Area in TCE Tract 72E-C = 2638 Sq. Ft.

Area in PSE Tract 72E-B2 = 32 Sq. Ft.

Lake Jeanette Rd

**Morgan Place Association
Tax Map #:596-1-29**

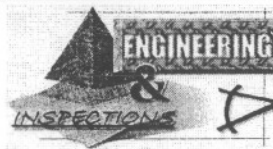
Area in Proposed Margin
Tract 72E-A = 2583 Sq. Ft.

Area in PSE Tract 72E-B1 = 793 Sq. Ft.

Existing 20' Landscape Buffer

Engineering Records Map 572

Project: P03879 Lake Jeanette Widening
Owner: Morgan Place Association
Address: 4600 Lake Jeanette Rd
Tax Map #: 596-1-29




Engineering Records Map 572

Compiled By: M. Milton
08-11-06



City of Greensboro
City Council
Agenda Item

TITLE: Sale of a Portion of City Property at 303 McAdoo Avenue

Department:	Engineering & Inspections	Current Date:	08/07/06
Contact 1:	Tony Cox	Public Hearing:	N/A
Phone:	2679	Advertising Date:	N/A
Contact 2:	Kim Thore	Advertised By:	N/A
Phone:	2302	Authorized Signature:	
Attachments:	Vicinity Map and Engineering Records Map		

PURPOSE:

Cityview Apartments, LLC. is developing property along King Street in the Southside Redevelopment area. The City of Greensboro owns property at 303 McAdoo Avenue adjoining the Cityview property. Cityview wishes to purchase a portion 303 McAdoo to enhance their development.

BACKGROUND:

Cityview Apartments, LLC. plans to build approximately 270 apartment units in the 200 through 400 blocks of King Street. Cityview would like to purchase a portion of the City owned property at Tax Map 29-3-1, 303 McAdoo Avenue. The property to be purchased has a land area of 0.752 acres and contains a 2,744 square foot building, which is home to the Center City Services Division; Center City Services will be moving to the VFW building on Yanceyville Street.

The property has been appraised at \$180,000.00. Centerview Apartments, LLC. has agreed to purchase the property at the appraised value of \$180,000.00

BUDGET IMPACT:

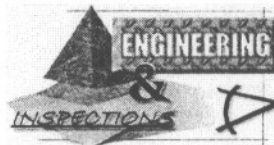
The proceeds will be deposited into account number 101-0000-00.8616.

RECOMMENDATION / ACTION REQUESTED:

Property Management recommends that City Council approve and authorize the sale of this property located at 303 McAdoo Avenue to Cityview Apartments, LLC. for the full appraised value of \$180,000.00.



Vicinity Map for
Project: City View Apartments, LLC.
Owner: City of Greensboro
Address: 303 McAdoo Ave
Tax Map #: 29-3-1 A & B



Engineering Records Map 570

Compiled By: M. Milton
08-08-06

King St

Victor Pl

McAdoo Ave

S Murrow Blvd

Land Retained by City = 0.112 Acres
(4,881.71 Sq. Ft.)

Land to be Purchased from the
City = 0.752 Acres (32,768.47 Sq. Ft.)

City of Greensboro
Tax Map #: 29-3-1A & B

Engineering Records Map 570

Project: City View Apartments, LLC.
Owner: City of Greensboro
Address: 303 McAdoo Ave
Tax Map #: 29-3-1 A & B



Engineering Records Map 570

Compiled By: M. Milton
08-08-06



City of Greensboro
City Council
Agenda Item

TITLE: Clean Air Act Compliance – White Street Landfill

Department:	Environmental Services Department	Current Date:	August 17, 2006
Contact 1:	Jeryl W. Covington	Public Hearing:	NA
Phone:	373-2787	Advertising Date:	NA
Contact 2:	Greg Dingman	Advertised By:	NA
Phone:	373-7660	Authorized Signature:	<i>Jeryl W. Covington</i>
Attachments:	Contract document		

PURPOSE:

The White Street Landfill is required to comply with the Clean Act Amendments with respect to landfill gas management. The compliance date is November 2006.

BACKGROUND:

The White Street Landfill is required to comply with the Clean Air Act Amendments regarding treatment of the landfill gas. SCS Engineering and Field Services has an existing professional service contract for the design and installation of the air emission control devices. Per U.S. Environmental Protection Services' requirements [40 CFR Section 60.752 (b)(iii)(c)], landfill gas must be treated prior to subsequent sale or usage. Per prior City Council approval, landfill gas is utilized by Cone Mills.

SCS Engineering and Field Services has designed and will install a skid mounted chilling/dehydration system to remove moisture from the landfill gas prior to pipeline transmittal to Cone Mills. Compliance with the air quality regulations will be within the confines of the landfill property.

BUDGET IMPACT:

The estimated cost for the installation of the landfill gas treatment system is \$360,000.00. Account number 554-6509-05.6019 will be utilized.

RECOMMENDATION / ACTION REQUESTED:

The Environmental Services Department recommends and request that City Council approve and authorize the City Manager to enter into a professional service contract for the installation of the landfill gas treatment system.



CITY OF GREENSBORO

NORTH CAROLINA

P.O. BOX 3136
GREENSBORO, NC 27402-3136

Date: August 15, 2006

To: Mitchell Johnson
City Manager

From:  Jeryl W. Covington
Director, Environmental Services Department

Reference: Contract Authorization
SCS Field Services

Background

The Environmental Services Department has an established professional service contract with SCS Engineering, P.C. to assist the White Street Landfill with air quality compliance in accordance with the U.S. Environmental Protection Agency's guidelines for solid waste facilities. In December 2005, the City of Greensboro received official notification from the EPA indicating that each operating unit (current and former) is required to meet the municipal solid waste air quality standards.

Previously, contracts have been issued to design and install the landfill gas system to comply with the intent of the new source performance standards (NSPS) requirements for landfill systems. This requirement calls for the reduction of nonmethane organic compounds (NMOC) by 98 weight percent. The generated gas was authorized to be transmitted to Cone Mills for utilization as a boiler fuel.

Requested Action

SCS Field Services has proposed continued assistance to the Department in our compliance initiative with the NSPS rules. As such, the requirements of 40 CFR Section 60.752(b)(iii)(c) contain the following statement "Route the collected gas to a treatment system that processes the collected gas for subsequent sale or use." Interpretation of this clause requires treatment of the landfill gas.

SCS has proposed compliance with the installation of a skid mounted landfill gas chilling/dehydration system for removing moisture from the pipeline gas transmitted to Cone Mills. Compliance with the air quality regulations and management of the system will be within the confines of the landfill property and not at the Cone Mills' facility.

Budget and Financial Information

The Environmental Services Department recommends utilization of account number 554-6509-05.6019 CBR 06147 to cover the expenses associated with authorization of this contract. The estimated cost associated with this work is \$360,000.00

Attachment: SCS Engineering contract

EXHIBIT A

**WORK ORDER PURSUANT TO MASTER SERVICES AGREEMENT
BETWEEN SCS AND THE CITY OF GREENSBORO, NORTH CAROLINA**

WORK ORDER NO. 4

1. SCOPE OF SERVICES TO BE PERFORMED: Phase IV; Installation of a skid mounted landfill gas chilling/dehydration system for removing moisture from the pipeline gas transmitted to Cone Mills. The system is designed to handle 1000 to 3000 SCFM of gas and includes a booster blower to keep gas pressure above 6 PSI at Cone Mills. Includes an inline condensate trap prior to the chiller skid to remove additional condensate from the header. The scope of work is based on the memorandum prepared by SCS Engineers dated June 26, 2006 and the proposal from Perennial Energy dated June 6, 2006.

2. WORK ORDER SCHEDULE: As directed by the City of Greensboro.

3. COMPENSATION: Compensation shall be in accordance with either 3.1, 3.2 or 3.3 as indicated below. Any work added to the Scope of Services to be Performed shall be compensated at SCS' standard fee schedule in effect at the time of performance, unless otherwise agreed, subject to the terms and conditions of the Master Services Agreement between the parties.

☒ 3.1 SCS will be compensated for time and expenses in accordance with SCS' standard rates in effect at the time of performance. The budget amount for this work is \$360,000.00

☐ 3.2 SCS will be compensated in the lump sum amount of \$_____.

☐ 3.3 Other: SCS will be compensated as follows:

4. AGREEMENT BY THE PARTIES: The parties have caused this Work Order to be executed by their duly authorized representatives.

(Space intentionally left blank. Signatures on following page.)

CONTRACT (WORK ORDER) EXECUTION FORM

If the above is in accordance with your understanding of our agreement, please sign below:

SCS FIELD SERVICES

By: Thomas W. Barham

Date: 8/1/06

Printed Name: Thomas W. A. Barham

Title: Senior Vice President

Address: 2520 Whitehall Park Drive, Suite 450

Attested by: [Signature]

Charlotte, North Carolina 28273

Seal:

Recommended by:

Jeff W. Bourignon
Environmental Services Director

Date: August 17, 2006

**Finance Department
City of Greensboro, North Carolina**

By: _____

Date: _____

Printed

Name: _____

Title: _____

This instrument has been preaudited in the manner required by the
Local Government Budget and Fiscal Control Act.

**Approved as to form:
Legal Department
City of Greensboro, North Carolina**

By: _____

Date: _____

Printed

Name: _____

Title: _____

**City Manager's Office
City of Greensboro, North Carolina**

By: _____

Date: _____

Printed

Name: _____

Title: _____

**City Clerk
City of Greensboro, North Carolina**

By: _____

Date: _____

Printed

Name: _____

Seal:



City of Greensboro
City Council
Agenda Item

TITLE: POLICE DEPARTMENT DONATED FUNDS

Department:	Police	Current Date:	8/17/06
Contact 1:	J. Smith	Public Hearing:	No
Phone:	373-2352	Advertising Date:	NA
Contact 2:	R.F. Reese	Advertised By:	NA
Phone:	373-2513	Authorized Signature:	
Attachments:	Attachment A: Ordinance Amending the Police Department Budget to Fund Expenses of the Police Exhibit and Canine Vests.		

PURPOSE

The purpose of this amendment is to increase the Police Department's budget to allow for the use of funds that have been donated to the City by the Greensboro Citizen Academies to cover expenses of the Greensboro Police Exhibit and other private groups for the purchase of vests for Greensboro Police canines. A budget amendment needs to be approved by the City Council to permit the expenditure of available funds.

BACKGROUND

In 2002, the Greensboro Police Department received a donation in the amount of \$1,297 from the Greensboro Citizen Academies as well as a donation totaling \$1,500 from Novartis Animal Health Inc. and The American Kennel Club. The Citizen Academies funds were donated to cover expenses of the Greensboro Police Department's Exhibit located at the Public Safety Training Facility on North Church Street. The funds donated by Novartis and the American Kennel Club were designated for the purchase of vests for the department's canines. The donated funds have been held in a non-obligated deferred revenue account (101-0000-00.3740) until the department became ready to spend the funds for the originally intended purposes. A budget ordinance is needed to allow for the spending of these donated funds.

BUDGET IMPACT

This program will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$2,797 for expenses associated with the Police Exhibit and to purchase vests for the department's canines.

ORDINANCE AMENDING THE POLICE DEPARTMENT BUDGET TO FUND
EXPENSES OF THE POLICE EXHIBIT AND CANINE VESTS

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Police Department Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Police Department General Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-3545-01.5949	Miscellaneous	\$ 1,297
101-3530-03.5235	Small Tools and Equipment	\$ <u>1,500</u>
TOTAL:		\$ 2,797

And, that this increase be financed by transferring the following Revenue Fund account:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-3545-01.8620	Donations and Private Contributions	\$1,297
101-3530-03.8620	Donations and Private Contributions	<u>\$1,500</u>
TOTAL:		\$2,797

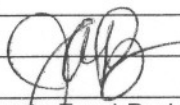
Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Federal Forfeiture Grant for the Purchase of Equipment to Upgrade the Police Department's Southern Operations Facility

Department:	Police	Current Date:	8/2/06
Contact 1:	J. Smith	Public Hearing:	No
Phone:	373-2352	Advertising Date:	NA
Contact 2:	R.F. Reese	Advertised By:	NA
Phone:	373-2513	Authorized Signature:	
Attachments:	Attachment A: Ordinance Amending State, Federal, and Other Grants Fund Budget for the Appropriation of Federal Forfeiture Funds to Upgrade the Police Department's Southern Operations Facility.		

PURPOSE

Title 21, United States Code, Section 881 (e) allows local law enforcement agencies to share in the proceeds from the sale of seized assets and cash from certain criminal investigations. The use of these funds through this grant would provide for the purchase of equipment to add upgrades to the Police Department's Southern Operations Facility on South Elm-Eugene Street. A budget amendment needs to be approved by the City Council to permit the expenditure of funds.

BACKGROUND

The Greensboro Police Department has a need to make several upgrades to its Southern Operations Facility to accommodate a growing number of employees assigned to the facility and to provide for better customer service at the facility's Call Center. Currently, the number of male employees at the facility is significantly greater than the number of available locker spaces for the storage of personal gear. This need will be met by converting current storage space into a locker room with approximately sixty-five new lockers. Because space is at a premium in the facility, the purchase of two outside storage buildings will provide additional storage space for equipment that cannot be housed within the main building. Communication with citizens visiting the facility's Call Center will be enhanced with the purchase of an intercom system to be installed at the front desk and the purchase of hands free phone technology will allow personnel to provide more efficient customer service. A new card swipe door will also provide security for Call Center personnel. Funding for these upgrades is not included within the department's general fund.

These expenses are an allowable expenditure under Federal Forfeiture Guidelines.

BUDGET IMPACT

This purchase will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$17,300 to upgrade the Police Department's Southern Operations Facility

Attachment A

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF FEDERAL FORFEITURE FUNDS TO UPGRADE THE POLICE
DEPARTMENT'S SOUTHERN OPERATIONS FACILITY

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3519-01.5235	Small Tools and Equipment	\$ 2,200
220-3519-01.5949	Miscellaneous	\$ 4,100
220-3519-01.6059	Other Capital Equipment	<u>\$11,000</u>
TOTAL:		\$17,300

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3519-01.7104	Federal Forfeiture	<u>\$17,300</u>
TOTAL:		\$17,300

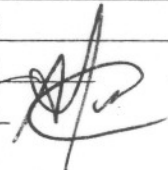
Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Loans and Grants for City Council Approval

Department:	Housing and Community Development	Current Date:	
Contact 1:	Andy Scott	Public Hearing:	NA
Phone:	373-2028	Advertising Date:	NA
Contact 2:	Dan Curry	Advertised By:	NA
Phone:	373-2751	Authorized Signature:	
Attachments:	Attachment: - Lead Safe Housing Initiative Grant		

PURPOSE: On March 1, 2005 the City Council adopted a resolution that required Council approval of loans and grants over \$10,000. Attached are brief summaries of these proposed loans and/or grants.

BACKGROUND: City Council has requested that the City Manager include on the regular Council Consent Agenda all loans and grants in excess of \$10,000.00 which are to be disbursed through the City budget as direct loans or grants, or pass through loans or grants on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City, for final approval before such funds are disbursed. Attached is the information on the loans/grants Council has before it tonight.

RECOMMENDATION / ACTION REQUESTED: The City Council is requested to consider the approval of these loans/grants.

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Rehabilitation Program
Source of Funding:	HUD CDBG Grant; Handicapped Accessibility Grant
Entity Receiving the Loan/Grant	Velma and Cletus Jordan
Amount of the Loan/Grant	\$23,521.00 CDBG Rehab Loan \$2,200.00 CDBG Lead <u>\$6,025.00</u> Handicapped Accessibility Grant \$31,746.00 Total
Purpose of the Loan/Grant	Lead remediation/rehab/handicapped access for owner occupied home
Terms of the Loan/Grant	Deferred Loan and Grant
Location	1805 Willow Road

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Lead Safe Housing
Source of Funding:	HUD Lead Grant; HUD CDBG Lead Grant
Entity Receiving the Loan/Grant	Juanita Scales
Location	710 Douglas Street
Amount of the Loan/Grant:	\$1,350 Neighborhood Lead \$6,100 CDBG Lead <u>\$16,845</u> HUD Lead Grant \$24,295.00 Total
Purpose of the Loan/Grant	Lead Remediation from owner occupied home
Terms of the Loan/Grant	Grant

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Lead Safe Housing/Emergency Repair
Source of Funding:	HUD Lead Grant; CDBG Emergency Repair
Entity Receiving the Loan/Grant	Evelyn Saunderson
Location	2330 N. Elm Street
Amount of the Loan/Grant:	\$7,474 CDBG Emergency Repair \$12,337 HUD Lead Grant \$19,811.00 Total
Purpose of the Loan/Grant	Lead Remediation from owner occupied home
Terms of the Loan/Grant	Grant

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Lead Safe Housing
Source of Funding:	HUD Lead Grant; HUD CDBG Grant
Entity Receiving the Loan/Grant	David Revell
Location	415 B Hendrix Street
Amount of the Loan/Grant:	\$425.00 CDBG Grant \$17,075 HUD Lead Grant \$17,500.00 Total
Purpose of the Loan/Grant	Lead Remediation from rental property
Terms of the Loan/Grant	Grant

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Lead Safe Housing
Source of Funding:	HUD Lead Grant; HUD CDBG Grant
Entity Receiving the Loan/Grant	David Revell
Location	3610 Brevard Street
Amount of the Loan/Grant:	\$4,025.00 HUD CDBG Grant <u>\$15,100</u> HUD Lead Grant \$19,125.00 Total
Purpose of the Loan/Grant	Lead Remediation from rental property
Terms of the Loan/Grant	Grant



City of Greensboro
City Council
 Agenda Item

TITLE: Summit Avenue Outfall – Change Order #1

Department:	Engineering & Inspections	Current Date:	August 22, 2006
Contact 1:	Donald Arant	Public Hearing:	N/A
Phone:	2465	Advertising Date:	N/A
Contact 2:	Dale Clark	Advertised By:	N/A
Phone:	2372	Authorized Signature:	<i>Donald S. Arant</i>
Attachments:			

PURPOSE : Additional costs have been incurred in the completion of construction on the sewer outfall to service previously annexed areas of the city. In order to finish the contract, a change order will need to be approved by city council.

BACKGROUND: Contract 2005-047 was approved by City Council on January 24, 2006, and awarded to J.R. Lynch & Sons Construction Company, in the amount of \$979,757.00. The contract consists of constructing a sewer outfall to service annexed areas of the city along northeast Summit Avenue and Hicone Road @ Summit Avenue.

The change order, \$135,000.00, results from excessive quantities of rock that were encountered during construction. Even though subsurface exploration was done prior to going to contract, rock excavation quantities have been exceeded by over 250%. Having encountered such significant depths of rock within the trench, bedding stone has overrun an equal percentage. This will result in an approximately 13.78% increase in the contract, to a total contract amount of \$1,114,757.00.

BUDGET IMPACT: The additional funds for this change order can be found in Account Number 511-7062-01.6017 Activity Number 04152.

RECOMMENDATION/ACTION REQUESTED: Our Engineers have reviewed the change order and recommends it for approval by City Council. Engineering & Inspections requests that City Council approve Change Order #1 in the amount of \$135,000.00 to increase the contract amount of Contract 2005-047.



City of Greensboro
City Council
Agenda Item

TITLE: Willow Oaks – Disposition of Redevelopment Commission Property

Department:	Housing and Community Development	Current Date:	8/23/06
Contact 1:	Dyan Arkin	Public Hearing:	No
Phone:	433.73.77	Advertising Date:	N/A
Contact 2:	Dan Curry	Advertised By:	
Phone:	373.2751	Authorized Signature:	<i>Dan Curry</i>
Attachments:	Area Map		

PURPOSE

The Redevelopment Commission (RCG) owns properties within the Willow Oaks neighborhood that are ready for disposition to the Greensboro Housing Authority (GHA) for single family housing development. City Council action is needed to approve disposition to GHA.

BACKGROUND

In September 2002, Council approved a Memorandum of Understanding between the City, GHA and RCG that outlines the responsibilities of each entity and provides for GHA's development of single family housing units and other activities.

The Master Development Plan includes approximately 151 single family housing units, 64 on GHA-owned land and 87 on land acquired by RCG in accordance with the approved redevelopment plan. City legal staff and RCG counsel are working together to provide sales and development documents that assure that RCG continues to have adequate oversight of development of land purchased with federal and City redevelopment funds. At their August 22nd meeting, the Redevelopment Commission approved the sale of 87 lots in Zones B, C, D, and E to GHA for single family housing development, contingent on City Council approval.

BUDGET IMPACT

Budgeted funds for the Willow Oaks (Morningside/Lincoln Grove) Redevelopment Plan include an allowance for costs associated with disposition. No additional funding is required for this action.

Revenue from lot sales is estimated at \$800,000, which will provide funds towards completion of other scheduled plan activities.

RECOMMENDATION/ACTION REQUESTED

It is recommended to City Council to authorize the Redevelopment Commission to enter into the Agreement for Disposition of Redevelopment Commission Property with the Greensboro Housing Authority.

Zone B

12 SF

Phase I

50 SF

Zone D

14 SF

Zone E

Zone C

12 SF

Willow Oaks Phase II

Single Family Lots

REVISIONS	TOP2 PLAN SITE 11/10/00 11/10/00	30574CT 30574CT23 AS BUILT 11/10/00 11/10/00	11/10/00 11/10/00 11/10/00 11/10/00 11/10/00	CITY OF GREENSBORO ENGINEERING DIVISION WILLOW OAKS MASTER PLAN	11/10/00 11/10/00 11/10/00 11/10/00 11/10/00
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Council Date:
9/5/06

P-Number:
P03892



City of Greensboro
City Council
Agenda Item

TITLE: Billy "Crash" Craddock Bridge Replacement @ 16th Street - Contract 2004-003

Department:	Engineering & Inspections	Current Date:	8/1/06
Contact 1:	Donald Arant	Public Hearing:	N/A
Phone:	336-373-2465	Advertising Date:	N/A
Contact 2:	Jim Westmoreland (GDOT)	Advertised By:	N/A
Phone:	336-373-2863	Authorized Signature:	<i>Ted Kallan</i>
Attachments:			

PURPOSE:

The contract bids for the rehabilitation and replacement of the Billy "Crash" Craddock Railroad Bridge on Sixteenth Street have been received. In order for the work to proceed with the contract, City Council approval is required.

BACKGROUND:

This contract is for the replacement of the existing bridge which carries traffic over the Norfolk-Southern Rail line on Sixteenth Street. The bridge has been deemed "structurally deficient" by the NCDOT bridge rating standards and replacement is necessary. The bids have been reviewed by engineers in Engineering & Inspections as well as GDOT and the bids are in line with the engineer's estimate of \$2,992,017.80. The work also includes the abandonment of a water line owned by Cone Mills which runs along the south side of the bridge. Due to State and Federal funds being involved, the contract requires NCDOT approval once the City renders a resolution approving the contract. Bids were opened on July 27, 2006 and the lowest responsible bidder for the contract was APAC Atlantic, Inc. with a bid of \$2,974,419.07. There were three (3) other bidders:

Smith-Rowe, Inc.	\$3,033,146.84
Blythe Construction, Inc.	\$3,473,752.97
D.W. Lyle Corporation	\$3,568,644.20

The contract is scheduled to begin on October 6, 2006 and is to be completed by October 6, 2007.

BUDGET IMPACT: The city entered into a Municipal agreement with NCDOT in March/April of 1999 which provides for 80% of the project cost to be reimbursed by NCDOT and the City providing 20% of the cost. Based on these percentages approximately \$2,379,535.07 of the cost will be assumed by NCDOT and \$594,884.00 paid from city funds.

Funding for the project is available from Account #:	220-6051-01.6019	Activity #:	01021	\$2,924,448.83
	Account #:	220-6051-01.6015		\$ 49,970.24

RECOMMENDATION / ACTION REQUESTED:

It is recommended by Engineering & Inspections and GDOT that City Council approve the bid and award Contract 2004-003 for the Billy "Crash" Craddock Bridge Replacement @ 16th Street, to APAC Atlantic, Inc. in the bid amount of \$2,974,419.07.

Agenda Item: 39

09/14

RECEIVED

DISBURSEMENTS MADE BY THE CITY TREASURER

AUG 16 2006

15-Aug-06

Legislative Department

The following report covering voucher numbers 152681 through 154161 in the amount of \$19,373,258.51 is submitted for your information

Vouchers issued against approved contracts for service & construction projects

ATC Vancom - contracted transportation services	\$ 1,525,473.18
Lanier Construction Co. - general sidewalk improvement project	141,514.50
Laughlin-Sutton Construction - general contractor for Solid Waste Transfer Station	417,557.37
Sutton-Kennerly & Assoc. - engineering services for roof framing upgrades for Coliseum	30,995.75
ATC Vancom - contracted transportation services	779,542.78
Hamlett Assoc. - general contractor for Fire Station # 21	80,026.20
HDR Engineering - design services for Solid Waste Transfer Station	41,132.49
TA Loving Co. - general contractor for North Buffalo Transfer Station	627,245.67
SCS Field Services - professional services for closed LCID gas system, gas system upgrade & expansion	162,677.79
Wilbur Smith & Assoc. - design services for Hornaday Road extension	10,389.69
Black & Veatch - Lake Townsend electrical improvements	11,040.83
Environmental Pipeline Rehabilitation - sanitary sewer rehab project	89,881.57
Hamlett Associates - general contractor for Fire Station # 2	74,452.50
Rentenbach Constructors - general contractor for Center City Park	37,843.20
US Infrastructure - design services for thoroughfare sidewalk project	39,315.81
Ralph Whitehead Assoc. - Ballinger Road bridge replacement	27,123.29
Ralph Whitehead Assoc. - design services for Market Street, College Road & Guilford College Road	10,021.07
Hazen & Sawyer - engineering services for IDSE project	22,500.00
Crest Construction Services - restroom construction for Leonard Center	51,361.05
Kimley-Horn & Assoc. - professional services for East Market Street project	10,467.61
Mustang Enterprises - general sidewalk improvement project	36,453.78
Triangle Grading & Paving - Greene Street improvement project	89,702.41
Triangle Grading & Paving - West Friendly Avenue project	13,184.44
Triangle Grading & Paving - paving services for Burnt Poplar roadway improvements & Solid Waste Transfer Station project	48,223.71
D&D Asphalt Paving - extend parking lot of Fire Station # 5	18,421.60
AAR of N.C. - roof replacement for Fire Station # 15 & Cone Annex Building	77,787.00
Crest Construction Services - renovations for Metro 911 Building	15,771.01
Heitkamp Inc. - water line rehab for Sunset Hills	122,334.48

Greensboro Refrigeration Services - ice makers for Coliseum	\$ 11,385.25
Monticello Auto Wholesalers - purchase of vehicle	13,800.00
Roto Industries - refuse containers	48,902.40
Bank Financial FSB - lease of computer equipment	32,082.32
Brenntag Southeast - chemicals	21,567.51
General Chemical - chemicals	16,309.06
Martin Marietta Aggregates - asphalt	11,708.78
Ontario Investments - lease of computer equipment	13,193.11
Sharpe Brothers - asphalt	35,765.39
Thompson-Arthur Paving Co. - asphalt	16,552.58
Univar - chemicals	11,552.45
Air Cleaning Specialist - extended warranty service plan for Fire Dept.	20,250.00
Combs Integrated Technologies - open channel dominator for Water Resources	35,458.20
Green Ford - purchase of vehicle	32,163.00
Playworld System - picnic tables & benches for Parks & Recreation	43,622.00
Southeastern Distributors - meter box tops	18,708.75
Lutheran Family Service - expenses for Katrina evacuees	15,467.40
MBNA America Delaware - procurement card charges	434,911.40
Ontario Investments - lease of computer equipment	16,306.20
Banner Place Nursery - purchase of flowers	13,805.26
Gateco Oil Co. - diesel fuel	10,706.36
Potter Oil - bio diesel fuel	33,397.54
Nextel Communications - phone service	11,177.35
Baker & Taylor - books	24,956.69
Culture For Kids - books	11,111.84
Gateco Oil Co. - unleaded & diesel fuel	47,798.14
Potter Oil - bio diesel fuel	16,876.42
Cherry Bekaert & Holland - auditing services	13,000.00
Guilford County - expenses for automated fingerprint ID system	16,962.93
Housing Greensboro Inc. - rehab project for Eastside Park at 204/221 Gant Street	57,496.56
Piedmont Triad Council of Governments - Upper Cape Fear River Basin Association membership fees	38,050.00
Attayek Service - landscape services	29,204.45
Randall Supply - repair of blower at North Buffalo	11,203.46
Randy Marion Chevrolet - purchase of vehicle	29,602.00
School of Government UNC-Chapel Hill - participation in NC Local Government Performance Measurement project	10,000.00
Piedmont Triad Council of Government - membership dues	48,961.00
Access Control Consultants - maintenance agreement for alarm system	12,500.00
Baker & Taylor - books	20,616.86
Carolina Environmental Systems - parts for refuse trucks	13,953.31
Hughes Supply - impeller for pump at Osborne plant	21,823.05

Nichols Speedometer - tachometers	\$ 10,393.77
Time Sytems - computer software for Police Dept.	19,996.24
American Public Transportation Assoc. - membership dues	18,799.00
Gateco Oil Co. - diesel fuel	33,629.58
Kyle's Friendly Service - unleaded & diesel fuel	27,503.02
Marcellus Janitorial Service - janitorial services	16,281.00
Monticello Auto Wholesalers - purchase of vehicles	33,400.00
Brenntag Southeast - chemicals	24,877.59
General Chemical - chemicals	16,252.80
AMCO Water Metering Systems - water meters	110,487.00
Monticello Auto Wholesalers - purchase of vehicle	13,800.00
Total Billings - billing services for Water Resources	21,042.24
Lankford Protective Services - security services	55,619.45
Perceptive Software - ImageNow software support	14,410.44
Powerscreen Mid-Atlantic - rental of power screen for Landfill	21,000.00
Carey Sound - technical management/sound service for MUSEP	16,000.00
Fords Siding & Remodeling Co. - repair & lead rehab for 1905 Rayston Dr.	10,360.00
Malachi House - shelter operation expenses	10,025.70
Fontaine Truck Equipment - crew cab truck	43,515.38
Piedmont Hoist & Crane - repairs to scoreboard hoists at Coliseum	16,253.32
Triange Rent A Car/Van Man - rental of vehicles for Camp Joy	21,939.28

Vouchers issued against budget for payroll & fringe benefits

Wachovia - gross Coliseum payroll expense for period ended 7/23/06	14,686.59
Wachovia - gross payroll expense for payroll ended 7/31/06	5,729,278.58
Internal Revenue Service - FICA expense for payroll ended 07/31/06	276,121.89
NC Local Governmental Employees Retirement System - pension expense for payroll ended 7/31/06	313,451.82
United Health Care - medical insurance premium for July	173,853.50
City of Greensboro - dental insurance premium for July	22,908.50
Wachovia - gross payroll expense for payroll ended 7/31/06 - longevity	41,406.00
Standard Insurance Co. - life insurance premiums	76,521.69
Wachovia - gross Coliseum payroll expense for period ended 7/30/06	21,406.07
Wachovia - gross Coliseum payroll expense for period ended 08/06/06	24,893.86

Vouchers issued against approved resolutions & real estate purchases

Captec Loan Receivables Trust - condemnation settlement for Burgerbusters for Bridford Parkway sidewalk project	67,500.00
K-Mart Corp. - purchase of fee simple right of way, permanent slope & temporary construction easements for Bridford Parkway sidewalk project	121,306.00
Clerk of Superior Court - condemnation settlement for Cedar Creek Mobile Home Park	23,000.00

Vouchers issued against budget authorization not under contract

Duke Energy - utility payment	\$ 50,279.53
Duke Energy - utility payment	183,448.09
Bell South - phone service	11,659.09
Bell South - phone service	16,075.69
Duke Energy - utility payment	77,007.21
Duke Energy - utility payment	60,535.80
Duke Energy - utility payment - street lighting bill	186,801.85
Duke Energy - utilities	70,689.88
City of Reidsville - purchase of water	55,829.60
City of Greensboro - water & sewer utilities	24,985.45
Duke Energy - utilities	31,384.62
City of Greensboro - water & sewer utilities	45,083.67
Duke Energy - utilities	27,247.24
Duke Energy - utilities	15,085.20

Page Totals	\$ 17,724,369.47
Vouchers less than \$10,000.00	1,648,889.04
Total Issued	<u>19,373,258.51</u>

DISBURSEMENTS MADE BY THE CITY TREASURER

29-Aug-06

The following report covering voucher numbers 154162 through 154927 in the amount of \$18,370,701.92 is submitted for your information

Vouchers issued against approved contracts for service & construction projects

Hamlett Assoc. - general contractor for Fire Station # 2	68,293.80
Hamlett Assoc. - general contractor for Fire Station # 21	85,144.50
Kenneth R. Greene Utility Contractor - sanitary sewer rehab project	242,909.56
Jimmy R. Lynch & Sons - Summit Avenue outfall	44,236.72
Sharpe Brothers Grading - Franklin Boulevard roadway & sidewalk project	214,002.10
W.K. Dickson & Co. - culvert repair project	15,125.41
Davis-Martin-Powell & Assoc. - professional services for sewer pilot master plan	45,480.00
Duke Energy - concrete poles & underground system for streetscape at Church Street & Murrow Boulevard	10,119.87
Choate Construction - construction of chemical buildings for Mitchell & Townsend Plants	183,957.30
Crest Construction Service - restroom construction for Leonard Center	20,215.99
Environmental Pipeline Rehabilitation - sanitary sewer rehab project	103,550.53
Hazen & Sawyer - design services for N. Buffalo water transfer pump station	18,623.83
Jewell Engineering Consultants - Lake Townsend dam evaluation rehab study	11,875.19
Laughlin-Sutton Construction - general contractor for Solid Waste Transfer Station	581,577.65
McKim & Creed - professional services for Greensboro Stormwater GIS	35,560.53
Schnabel Engineering South - Lake Townsend dam remediation feasibility study	77,221.22
Brooks Millworks - installation of new windows at Historical Museum	19,104.00
Bryan-Kelly Business General Inc. - contract payment for training, placement & retention services	16,054.00
Guilford County Clerk of Superior Court - expenses for Rosewood Neighborhood Park	11,432.66
Lanier Construction Co. - general sidewalk improvements	106,358.98
Ralph Whitehead Assoc. - design services for West Market Street , College Road & Guilford College Road	35,073.75
Withers & Ravenel - professional services for Greensboro sewer GPS	10,000.00

AON Consulting - plan design consulting & vendor search for 457 plan	34,652.57
Bryan Park Golf, LLC - 3rd installment, 2nd term per contract	31,250.00
Hazen & Sawyer - engineering services for Greensboro IDSE project	22,500.00

Vouchers issued against approved contracts for equipment, supplies & items purchased by Council approval

Banc of America Securities - remarketing agent fees	18,817.15
Motorola - check & monitor channels 1-4 for interference	10,260.00
Potter Oil - bio diesel fuel	69,783.77
S&S Electrical Construction Co. - installation of pole bases at Holts Chapel & East Market Streets	11,400.00
Snider Tire - tires	14,855.76
Carolina Material Handling - installation of shelving at Osborne Plant	27,911.64
Handy Man Service - installation of plumbing for catering kitchen at Coliseum	19,205.88
Potter Oil - bio diesel fuel	18,052.85
Roto Industries - refuse containers	50,452.80
Showfety's - purchase of uniforms for Police Dept.	29,793.49
Snider Tire - tires	15,306.44
Terry Labonte Chevrolet - purchase of vehicle	27,500.00
Baker & Taylor - books	13,210.63
Carolina Tractor & Equipment - parts for Landfill equipment	18,382.21
Gateco Oil Co. - unleaded & diesel fuel	79,202.00
Monticello Auto Wholesalers - purchase of vehicle	15,900.00
Showfety's - purchase of uniforms for Police Dept.	17,482.73
Cherry Bekaert & Holland - auditing services	10,000.00
Snider Tire - tires	16,504.86
Ashland Water Technologies - chemicals	75,221.00
Brenntag Southeast - chemicals	18,382.75
AL Cobb & Son - demolition of structures at 200, 204, 210, 213 & 215 Guerrant Street	15,059.00
Sherwin Williams - traffic paint	14,112.23
AMCO Water Metering Systems - radio water meters	103,444.54
Burnett Lime Co. - lime	13,375.00
Clark-Powell Assoc. - projectors & screens for Police/Fire Training Center	12,021.46
Clinard Oil Co. - unleaded & diesel fuel	37,119.45
Gateco Oil Co. - diesel fuel	16,213.09
Johnson Controls - heating & A/C equipment	11,556.00
Kyle's Friendly Service - unleaded & diesel fuel	40,856.20
McCain Striping Service - striping services for Florida & Chapmen Streets	21,812.03
Monticello Auto Wholesaler - purchase of vehicle	15,900.00
Potter Oil - bio diesel fuel	36,399.88

Reyes Supply Co. - electrical supplies	15,226.10
Schaefer Systems - refuse containers	11,061.66
Southeastern Fiberglass Products - storage tank for chemicals	10,875.00
Terry Labonte Chevrolet - purchase of vehicle	29,005.00
Bank Financial FSB - lease of computer equipment	38,497.06
Bank of Lincolnwood - lease of computer equipment	187,990.38
Ontario Investments - lease of computer equipment	22,133.16
Other Voices of Greensboro - annual contribution for 2006-2007	10,000.00
Dynix Corp. - software maintenance for Library	56,404.33
ESRI - software support for GIS Dept.	64,000.00
McCain Striping Service - striping services for Spring Garden Street	12,336.75
Brooks, Pierce, McLendon, Humphrey & Leonard - legal services	39,393.50
General Chemical Performance Products - chemicals	11,154.53
Guilford County Department of Social Services - child care services	20,224.25
Lutheran Family Services - disaster response for Katrina evacuees	12,596.65
Moses Cone Memorial Hospital - physicals for Fire Dept.	12,133.90
Martin Marietta - fill dirt for Landfill	18,060.00
Murray Enterprises - installation of traffic loop detectors	11,672.39
Storr Office Environments - office furniture	14,255.73
United Roofing - installation of roofing for 611 Homeland Avenue	13,019.00
Cain's Builders - lead rehab for 312 A&B Murray Street	14,180.00
Downtown Greensboro - first quarter payment for 06-07 bid fund	106,250.00
IG Development - lead remediation & rehab for 601 Broad Street	32,680.00
IG Development - lead rehab for 2109 Belcrest Drive	19,162.00
Mabe Construction Co. - repair & lead rehab for 304 Charles Street	21,035.00
Combs Integrated Technologies - channel comminutor for Water Resources	46,866.00
Gateco Oil Co. - diesel fuel	16,854.25
USA Staffing - temporary services	12,293.83
Martin Marietta - rock	18,114.41
Mergent - mergent online services for Library	11,486.00
Sharpe Brothers - asphalt	50,476.30
Fontaine Truck Equipment - crew cab truck	42,333.00

Vouchers issued against budget for payroll & fringe benefits

Wachovia - gross Coliseum payroll expense for period ended 08/13/06	13,996.77
Wachovia - gross Coliseum payroll expense for period ended 08/20/06	11,147.12
Wachovia - gross payroll expense for payroll ended 08/15/06	5,597,344.79
Internal Revenue Service - FICA expense for payroll ended 08/15/06	277,195.67
NC Local Governmental Employees Retirement System - pension expense for payroll ended 08/15/06	305,182.06
United Health Care - medical insurance premium for August	173,528.50
City of Greensboro - dental insurance premium for August	23,051.50

Wachovia - gross payroll expense for payroll ended 08/31/06	5,495,489.49
Internal Revenue Service - FICA expense for payroll ended 08/31/06	271,729.66
NC Local Governmental Employees Retirement System - pension expense for payroll ended 08/31/06	302,963.67
United Health Care - medical insurance premium for August	172,226.00
City of Greensboro - dental insurance premium for August	22,991.00
Wachovia - gross payroll expense for period ended 8/31/06 - longevity	55,384.00

Vouchers issued against approved resolutions & real estate purchases

WilcoHess LLC - permanent trail easement, temporary construction easement & landscaping for Battleground Rail Trail project	31,631.21
Samuel Lee & Virginia L. Anderson - fee simple purchase at 4900 Lake Jeanette Road for road widening project	19,960.00
Vicki V. Cummings - fee simple purchase at 4300 Lake Jeanette Road for road widening project	17,705.00
Loretta H. Farthing-Brown - fee simple purchase for 4201 Lake Jeanette Road & 4108 Lawndale Drive for road widening project	16,636.00
Timothy M. & Donna B. Quillen - fee simple purchase at 4302 Lake Jeanette Road for road widening project	11,947.00

Vouchers issued against budget authorization not under contract

Duke Energy - utilities	195,931.18
Duke Energy - utilities	53,208.65
Piedmont Natural Gas - utilities	19,304.70
Duke Energy - utilities	144,737.86
Bell South - phone service	54,171.74
Duke Energy - utilities	56,986.15
Bell South - phone service	13,745.98
City of Burlington - purchase of water	142,057.10
Duke Energy - utilities	17,380.82

Page Totals	\$ 17,479,218.80
Vouchers less than \$10,000.00	891,483.12
Total Issued	18,370,701.92